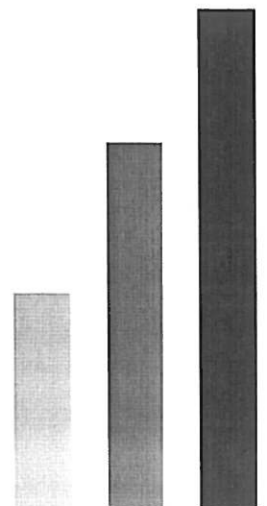


Agenda 2013

Environment & Regeneration Committee

For meeting on:

2	May	2013
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Ref: RMcG/MS

Date: 19 April 2013

A meeting of the Environment & Regeneration Committee will be held on Thursday 2 May 2013 at 3pm within the Municipal Buildings, Greenock.

ELAINE PATERSON
Head of Legal & Democratic Services

BUSINESS

1. **Apologies, Substitutions and Declarations of Interest**

PERFORMANCE MANAGEMENT

2. **Environment & Regeneration Revenue Budget 2012/13 - Period 11 to 28 February 2013**
Report by Chief Financial Officer and Corporate Director Environment, Regeneration & Resources
3. **Environment & Regeneration Capital Programme 2012/13 to 2015/16 - Progress**
Report by Corporate Director Environment, Regeneration & Resources and Chief Financial Officer
4. **Environment, Regeneration & Resources Corporate Directorate Improvement Plan 2013-2016**
Report by Corporate Director Environment, Regeneration & Resources
NB There will be a presentation on this item

CONTINUED BUSINESS

5. **Play Area Investment**
Report by Head of Environmental & Commercial Services

NEW BUSINESS

6. **Climate Change (Scotland) Act 2009: Public Bodies Duties - Action Plan**
Report by Corporate Director Environment, Regeneration & Resources
7. **Inverclyde Local Development Plan: Proposed Plan (2013)**
Report by Corporate Director Environment, Regeneration & Resources
8. **Delivery of Regeneration in Scotland Inquiry - Call for Written Evidence**
Report by Corporate Director Environment, Regeneration & Resources
9. **Youth Employment Scotland Fund**
Report by Corporate Director Environment, Regeneration & Resources



10. **National Training Programmes**
Report by Corporate Director Environment, Regeneration & Resources
11. **Heritage Inverclyde - Coastal Communities Fund and Heritage Lottery Fund**
Report by Corporate Director Environment, Regeneration & Resources
12. **Area Renewal Fund - Earmarked Reserves**
Report by Corporate Director Environment, Regeneration & Resources
13. **Environmental Improvement Fund Projects**
Report by Head of Environmental and Commercial Services
14. **Birkmyre Park, Port Glasgow Improvement Project**
Report by Head of Environmental & Commercial Services
15. **Road Occupation Permits - Revised Skip Charges**
Report by Head of Environmental & Commercial Services
16. **Environmental & Commercial Services (Roads) - SPT Grant Funded Projects (2013/15)**
Report by Corporate Director Environment, Regeneration & Resources
17. **Decriminalised Parking Enforcement - Progress and Detail Approvals**
Report by Corporate Director Environment, Regeneration & Resources
18. **Proposed Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No. 1 2013**
Report by Corporate Director Environment, Regeneration & Resources
19. **Proposed Traffic Regulation Order - A761 Kilmacolm Road, Port Glasgow (Part Time 20 mph) Speed Limit Order 2013**
Report by Corporate Director Environment, Regeneration & Resources
20. **Proposed Traffic Regulation Order - Kilmacolm Cross, Kilmacolm, Waiting Restrictions (Amendment No. 2) Order 2012**
Report by Corporate Director Environment, Regeneration & Resources
21. **Comet Canopy**
Report by Corporate Director Environment, Regeneration & Resources
22. **John Wood Street and Bay Street, Port Glasgow**
Report by Corporate Director Environment, Regeneration & Resources

The documentation relative to the following items has been treated as exempt information in terms of the Local Government (Scotland) Act 1973 as amended, the nature of the exempt information being that set out in the paragraphs of Part I of Schedule 7(A) of the Act whose numbers are set out opposite the heading to each item.

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|-----|---|---------------------------|
| 23. | Non Operational Property Portfolio Information
Scheme of Delegation Register | Paras 2, 6 & 9 |
| | Report by Corporate Director Environment, Regeneration & Resources providing information relative to the Council's non operational property portfolio | |

- | | | |
|-----|--|---------------------------|
| 24. | <p>Lease of Premises - Sir Michael Street, Greenock
 Report by Corporate Director Environment, Regeneration & Resources on the lease of premises at Sir Michael Street, Greenock</p> | Paras 2, 6 & 9 |
| 25. | <p>Lease of Premises - John Wood Street, Port Glasgow
 Report by Corporate Director Environment, Regeneration & Resources on the lease of premises at John Wood Street, Port Glasgow</p> | Paras 2, 6 & 9 |
| 26. | <p>Lease of Premises - Church Street, Port Glasgow
 Report by Corporate Director Environment, Regeneration & Resources on the lease of premises at Church Street, Port Glasgow</p> | Paras 2, 6 & 9 |
| 27. | <p>Update on Progress of Site Disposals
 Report by Corporate Director Environment, Regeneration & Resources on progress being made to dispose of certain sites and the interim management of the vacant sites</p> | Paras 6 & 9 |
| 28. | <p>Property Assets Management Report
 Report by Corporate Director Environment, Regeneration & Resources on activities and proposals for the management of the Council's property assets</p> | Paras 2, 6 & 9 |
| 29. | <p>Dangerous Building Enforcement Action: Albert Road, Gourock
 Report by Corporate Director Environment, Regeneration & Resources providing an update on enforcement action on premises at Albert Road, Gourock and making recommendations</p> | Paras 2, 6 & 9 |
| 30. | <p>Use of Powers Delegated to the Chief Executive - Waterfront Leisure Complex
 Report by Corporate Director Environment, Regeneration & Resources advising of the use of the powers delegated to the Chief Executive for approval to issue tenders for replacement refrigeration plant at the Waterfront Leisure Complex to a restricted list of tenderers</p> | Para 6 |
| 31. | <p>Use of Powers Delegated to the Chief Executive - James Watt Dock LLP
 Report by Corporate Director Environment, Regeneration & Resources advising of the use of the powers delegated to the Chief Executive for approval to appoint specialist surveyors to review the assets transferred to and financial mechanisms of James Watt Dock LLP</p> | Paras 6 & 8 |
| 32. | <p>Use of Powers Delegated to the Chief Executive - Premises at Nicolson Street, Greenock
 Report by Property Assets Manager and Manager Health Improvement, Inequalities & Personalisation advising of the use of the powers delegated to the Chief Executive for approval to take action in relation to premises at Nicolson Street, Greenock</p> | Paras 2, 6 & 9 |

Enquiries to - Rona McGhee - Tel 01475 712113
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Report To:	Environment & Regeneration Committee	Date:	2 May 2013
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/31/13/AP/MT
Contact Officer:	Matt Thomson	Contact No:	01475 712256
Subject:	Environment and Regeneration 2012/13 Revenue Budget – Period 11 to 28 February 2013		

1.0 PURPOSE

- 1.1 To advise Committee of the 2012/13 Revenue Budget position at period 11 to 28 February 2013.

2.0 SUMMARY

- 2.1 The revised 2012/13 budget for Environment and Regeneration is £19,189,000 which excludes Earmarked Reserves.
- 2.2 The latest projection, excluding Earmarked Reserves, is an underspend of £269,000, a decrease of £48,000 since the previous Committee.
- 2.3 The main variances projected at Period 11 are:
- (a) Within Facilities Management there are projected underspends on Employee costs within Cleaning of £95,000 mainly due to reduced additional hours and reduced sickness. This is in line with the 2011/12 Outturn.
 - (b) Within Catering there is a projected under recovery of Income of £44,000, mainly in Special Catering.
 - (c) Within Catering there is a projected overspend in Provisions of £18,000, due to ongoing inflationary pressures and increased meal uptake.
 - (d) Within Ground Maintenance, there is a projected underspend on Employee costs of £174,000 partially offset by a projected under recovery in income of £38,000. These variances are mainly due to adjusting for costs & income associated with the loss of the RCH contract.
 - (e) Within Refuse Collection there is a projected underspend on Employee costs of £98,000 based on current staffing levels.
 - (f) Within Refuse Collection there is a projected under recovery of Trade Waste Income of £65,000 based on current income levels.
 - (g) Within Refuse Transfer Station there is an underspend on Waste Disposal Costs of £84,000.

- (h) Within Food Waste there is a projected underspend in Waste Disposal of £71,000 and in purchase of Plastic Sacks of £55,000 due to the delay in fully implementing the programme.
- (i) The Roads Trading Account is reporting £1,130,000 additional income, the majority of which is offset by additional costs resulting in a net overrecovery of £66,000.
- (j) Within Regeneration & Planning, there is a projected underspend in Employee Costs of £146,000 partially offset by a projected under recovery of income of £61,000.
- (k) Within Regeneration & Planning there is a projected under recovery of Industrial & Commercial Rent Income of £49,000.
- (l) Within Regeneration & Planning there is a projected under recovery of Planning Income of £216,000 due to current levels of Planning Applications.

It should be noted that the major variances are either one off in nature or have been taken account of within the 2013/16 Budget.

3.0 RECOMMENDATION

- 3.1 The Committee note current projected underspend for 2012/13 of £269,000 as at 28 February 2013.

Alan Puckrin
Chief Financial Officer

Aubrey Fawcett
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The purpose of this report is to advise Committee of the current position of the 2012/13 budget and to highlight the main issues contributing to the projected underspend in 2012/13.
- 4.2 Policy & Resources Committee on 18th September 2012 agreed that Building Services should no longer be treated as a Significant Trading Operation. As a result Building Services' budget position will no longer be reported to Committee in a separate report and is now therefore included within this report.
- 4.3 The revised budget reflects a reduction from the approved budget of £341,000, mainly due to the following:
- (a) Reduction in budget of £189,000 due to the Grants to Voluntary Organisations budget transferring under the remit of the Education and Communities Committee.
 - (b) Increase of £25,000 within Roads Supplies & Services due to budget being allocated from the Inflation Contingency to cover price increases in the purchase of Roadstone and Lighting Maintenance offset by a reduction of £48,000 due to previously allocated inflation for Electrical Power (Street Lighting) now not being required.
 - (c) Reduction in employee costs within Refuse Collection of £18,000 due to a workstream saving.
 - (d) Increased Income budget of £35,000 within Refuse Transfer Saving as a result of a new contract for scrap metal sales.
 - (e) Transfer of SPT Bus Shelter Maintenance budget of £48,000 from Joint Boards.
 - (f) Allocation of £18,000 budget to Roads for additional work connected to the Royal visit.
 - (g) Transfer of £112,000 within Food Waste Recycling to Loan Charges.
 - (h) Increase in Catering Provisions due to a £76,000 allocation from the Inflation Contingency to fund increasing food costs and a further £30,000 from Education – School Meals Income (see 3.2 and Appendix 4).
 - (i) Removal of Central Support (£85,000) and Internal Resources Interest (£11,000) budgets from Building Services due to it no longer being considered a Significant Trading Organisation.
 - (j) An increase of £29,000 in Janitorial Income following a review of the Management Allocation within Property Assets & Facilities Management.

5.0 2012/13 CURRENT POSITION

- 5.1 The current projection for 2012/13 is an underspend of £269,000, a decrease of £48,000 since the previous Committee.
- 5.2 **Regeneration & Planning - £60,000 Overspend**

The current projected out-turn for Regeneration & Planning is an overspend of £60,000, a reduction of £37,000 since the previous report.

The main issues relating to the current projected overspend for Regeneration & Planning are detailed below and in Appendix 2.

(a) Employee Costs:

There is a projected underspend of £146,000, an increase of £10,000 since the previous Committee which is due to:

- i. £87,000 excess turnover savings within Economic Development, an increase of £12,000;
- ii. £59,000 excess turnover savings within Planning, a decrease of £2,000.

(b) Supplies & Services:

There is a projected underspend of £15,000 within Supplies & Services across various budget lines.

There is a projected underspend within Administration Costs of £8,000 largely relating to the Local Plan preparation, an increase of £3,000 since the previous Committee.

(c) Income:

Overall income is projected to be under recovered by £234,000, a decrease in under recovery since previous Committee of £6,000 mainly due to:

- i. £49,000 over recovery within Industrial & Commercial Rents based on current occupancy levels resulting in fewer voids than budgeted, an increase of £6,000.
- ii. £17,000 under recovery within Economic Development Admin, in line with the previous year's out-turn, this has previously been reported to Committee.
- iii. £61,000 under recovery within Getting Ready for Work, this has previously been reported to Committee. The loss of income is offset by an underspend in Employee costs.
- iv. £216,000 under recovery of Planning Income based on current levels of Planning Applications, this follows a full review of current and future income levels and has been previously reported.

5.3 **Property Assets and Facilities Management - £90,000 Overspend**

The current projected out-turn for Property Assets and Facilities Management is an overspend of £90,000, a decrease of £9,000 since the previous Committee.

The main issues contributing to the current projected overspend for Property Assets and Facilities Management are detailed below and in Appendix 2.

(a) Employee Costs:

There is a projected underspend of £24,000, a reduction in underspend of £16,000 since the previous Committee which is mainly due to:

- i. £46,000 overspend within Property Resources resulting from all posts being filled and a resultant under recovery of turnover savings, an increase of £19,000;
- ii. £95,000 underspend in Cleaning due to a reduction in additional hours, reduced sickness and a voluntary reduction in working weeks, an increase of £11,000.
- iii. £21,000 overspend within Janitors due to current levels of overtime, an increase of £2,000. This is largely offset by an increase in Income.

(b) Property Costs:

There is a projected overspend of £44,000, a decrease of £11,000 since the previous Committee mainly due to:

- i. £10,000 overspend within Central Repairs, a decrease of £15,000, mainly as a result of high levels of payments on insurance repairs, insurance income for these repairs should be recovered in the following financial year;
- ii. £25,000 overspend within Catering (Cleaning Materials) as a result of new hygiene legislation, an increase of £5,000.

(c) Supplies & Services:

There is a projected overspend of £22,000, an increase of £23,000 from the previously reported underspend. The main reasons for the current overspend are:

- i. £18,000 overspend in Catering Provisions, which has previously been reported to Committee;
- ii. £6,000 underspend within Catering Supplies & Services (EEC Provisions and Repairs to Kitchen Equipment), a decrease of £20,000;
- iii. £13,000 overspend within Cleaning, an increase of £3,000.

(d) Income:

There is a projected under recovery of £81,000, which has not changed since the previous Committee and is mainly due to:

- i. £10,000 over recovery in Catering Milk Income, an increase of £20,000 from the previously reported £10,000 under recovery;
- ii. £16,000 under recovery in recharges for Kitchen Equipment, which has been previously reported and is in line with the reported underspend on Kitchen Equipment above;
- iii. A projected £45,000 under recovery in Special Catering Income, a decrease of £5,000. The impact of this reduction of income in expenditure has been reflected in the projections for Employee Costs and Supplies and Services above;
- iv. £16,000 underrecovery in Feu duties which has not been previously reported, this is in line with the previous years outturn;
- v. £18,000 overrecovery of Janitors Income in line with current overtime levels, an increase of £9,000.

5.4 **Environmental & Commercial Services - £461,000 Underspend**

The current projected out-turn for Environmental & Commercial Services is an underspend of £461,000, a decrease of £76,000 since the previous Committee.

The main issues contributing to the current projected underspend for Environmental & Commercial Services are detailed below and in Appendix 2.

(a) Employee Costs:

There is a projected underspend of £267,000, a decrease in underspend of £24,000 since the previous committee mainly due to:

- i. A projected underspend of £174,000 in Ground Maintenance employee costs, an increase of £7,000 since the previous Committee. This underspend is due to delays in filling seasonal posts pending the outcome of the RCH tender. This tender has now been awarded and the Service was unsuccessful, the full impact of the loss of

- the contract in this financial year is included in this report;
- ii. A projected underspend of £98,000 in Refuse Collection based on current staffing levels and the release of seasonal employees due to the ongoing review of working practices and the better use of permanent staff while the Brown Bin service is suspended during the winter months. This represents a decrease of £13,000.

(b) Property Costs:

There is a projected underspend of £188,000, an increase of £67,000 since the previous Committee mainly due to:

- i. A projected underspend on Waste Disposal costs of £93,000 within the Refuse Transfer Station, an increase of £71,000 since the previous Committee;
- ii. A projected underspend of £7,000 on Composting within Waste Strategy, as previously reported;
- iii. A projected underspend of £68,000 on Waste Disposal within Food Waste, a decrease of £3,000 since the previous Committee, this is due to the delay in fully implementing the Food Waste programme and has previously been reported to Committee.

(c) Supplies & Services:

There is a projected overspend of £1,134,000, an increase of £73,000 since the previous Committee mainly due to:

- i. A projected overspend on Roads Materials and Sub-contractors within the Roads operational account of £911,000, an increase of £20,000. This overspend is offset by an over recovery of income, per 5.4(e) below;
- ii. A projected overspend of £95,000 within Roads Client, an increase of £6,000. The majority of this is offset by additional Income;
- iii. A projected overspend within Food Waste of £155,000 funded by additional Food Waste Grant. This has previously been reported to Committee;
- iv. A projected underspend of £55,000 in purchase of Plastic Sacks within Food Waste as there will be no more issues of plastic sacks this financial year. This has previously been reported to Committee;
- v. A projected overspend of £14,000 within Burial Grounds & Crematorium to repair the Cremator, this has not previously been reported.

(d) Transportation & Plant:

There is a projected overspend of £174,000, an increase of £43,000 since the previous Committee mainly due to a projected overspend of £126,000 within the Roads Operational Account, an increase of £19,000. This overspend is offset by additional income, see 5.4(e) below.

(e) Administration Costs:

There is a projected overspend of £78,000, an increase of £16,000, mainly as a result of increased agency costs within Refuse Collection, this partly offsets the reported underspend in Employee Costs, see 5.4 (a) above.

(f) Income:

There is a projected over recovery in income of £1,385,000, an increase of £26,000, mainly due to:

- i. A projected under recovery in Ground Maintenance income of £38,000, a reduction of £7,000 from the previous Committee. This is due to the RCH contract which the service was unsuccessful, see 5.4 (a) above;
- ii. A projected over recovery of Vehicle Maintenance Income of £78,000, an increase of £36,000 since the previous Committee;
- iii. A projected under recovery in Trade Waste Income of £65,000 based on current income levels which has previously been reported to Committee;
- iv. Additional grant of £189,000 within Food Waste, this is offset by additional costs, mainly within Supplies & Services, and has been previously reported to Committee;
- v. A projected over recovery within the Roads Trading Account of £1,130,000, a decrease of £19,000; partly offset by increases in Supplies & Services and Transport & Plant costs, per 5.4(c) and 5.4(d) above;
- vi. A projected over recovery within Roads Client of £83,000, an increase of £1,000 since the previous Committee. This is mainly offset by additional costs highlighted above.

5.5 **Building Services - £45,000 Overspend**

The current projected out-turn for Building Services is an overspend of £41,000, an increase of £17,000 since the previous report to Committee.

The main issues relating to the current projected overspend for Building Services are detailed below.

(a) **Employee Costs:**

There is a projected £28,000 overspend on employee costs, an increase of £6,000 since the previous Committee. The overall overspend is due to an increase in costs of £25,000 resulting from 2 employees being retained from April to July 2012 and a further £3,000 additional costs mainly due to an increase in overtime.

(b) **Supplies & Services:**

There is a projected overspend of £29,000 in Supplies & Services mainly due to an increase in Sub-contractors, this is an increase of £36,000 since the previous Committee.

(c) **Income:**

The current projection is an over recovery of £8,000, an increase of £18,000 since the previous Committee.

5.6 **Corporate Director - £nil Variance**

The Corporate Director budget is currently projecting to out-turn on budget.

6.0 **VIREMENTS**

6.1 There are no virement requests in this report.

7.0 **CONCLUSIONS**

7.1 The Committee is currently reporting an underspend of £269,000.

8.0 FINANCIAL IMPLICATIONS

8.1 The current projected out-turn, per Service, excluding Earmarked Reserves, is:

Service	Approved Budget 2012/13 £'000	Revised Budget 2012/13 £'000	Projected Out-turn 2012/13 £'000	Projected Over/(Under - Spend) £'000	Percentage Variance %
Regeneration & Planning	7,094	6,923	6,983	60	0.87%
Property & Facilities Management	3,633	3,577	3,708	132	3.68%
Environmental & Commercial Services	12,701	12,587	12,127	(461)	(3.66)%
Corporate Director	159	159	159	0	0.00%
TOTAL	23,587	23,246	22,977	(269)	(1.16)%
Transfer to Earmarked Reserves		(4,057)	(4,057)	0	0.00%
TOTAL NET EXPENDITURE	23,587	19,189	18,920	(269)	(1.40)%

9.0 EARMARKED RESERVES

9.1 There is a planned £4,057,000 contribution to Earmarked Reserves in the current financial year. Latest figures follow a detailed review of by Riverside Inverclyde of their proposed spend to 31/3/13. Spend to date is 64.1% of projected spend as detailed in Appendix 3. A significant amount of the projected spend (£0.786m) relates to Riverside Inverclyde. Significant drawdowns are anticipated between now and the end of the financial year and it is anticipated that this spend will be achieved.

10.0 EQUALITIES

10.1 There are no equality issues arising from this report.

11.0 CONSULTATION

11.1 The report has been jointly prepared by the Corporate Director Environment, Regeneration & Resources and the Chief Financial Officer.

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTPERIOD 11: 1st April 2012 - 28th February 2013

Subjective Heading	Approved Budget 2012/13	Revised Budget 2012/13	Projected Out-turn 2012/13	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	18,348	18,478	18,069	(409)	(2.21)%
Property Costs	9,360	9,317	9,166	(151)	(1.62)%
Supplies & Services	5,193	5,471	6,643	1,172	21.41%
Transport Costs	2,370	2,412	2,578	166	6.87%
Administration Costs	546	490	558	68	13.85%
Payments to Other Bodies	6,858	6,267	6,269	2	0.03%
Income	(19,088)	(19,189)	(20,305)	(1,114)	(5.81)%
TOTAL NET EXPENDITURE	23,587	23,246	22,977	(269)	(1.16)%
Transfer to Earmarked Reserves *	0	(4,057)	(4,057)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,587	19,189	18,920	(269)	(1.40)%

* Per Appendix 3: New funding transferred to earmarked reserves during 2012/13

ENVIRONMENT AND REGENERATION COMMITTEE

REVENUE BUDGET MONITORING REPORT

MATERIAL VARIANCES

PERIOD 11: 1 April 2012 - 28th February 2013

Out Turn 2011/12 £000	Budget Heading	Budget 2012/13 £000	Proportion of Budget	Actual to 28-Feb-12 £000	Projection 2012/13 £000	(Under)/Over Budget £000	Percentage Variance %
	REGENERATION & PLANNING						
1,010	Planning - Employee Costs	1,113	973	909	1,054	(59)	(5.30)%
(505)	Planning - Income	(587)	(538)	(350)	(371)	216	(36.80)%
989	Economic - Net Employee Costs	998	870	793	911	(87)	(8.72)%
(28)	Economic - Admin Income	(45)	0	(28)	(28)	17	(37.78)%
(112)	Economic Getting Ready for Work - Recoveries	(162)	(149)	(101)	(101)	61	(37.65)%
(603)	Commercial & Industrial Income	(599)	(599)	(641)	(646)	(47)	7.85%
	PROPERTY ASSETS & FACILITIES MGT						
47	Catering - Property Costs - Cleaning Materials	26	24	50	51	25	96.15%
(2,903)	Catering - Income	(2,917)	(2,188)	(454)	(2,873)	44	(1.51)%
1,712	Cleaning Employee Costs - exc mgt all	1,576	1,343	1,269	1,481	(95)	(6.03)%
45	Cleaning - Materials	38	35	27	48	10	26.32%
1,504	Property - Employee Costs - exc mgt all	1,884	1,661	1,688	1,930	46	2.44%
66	Property - Property Costs	48	44	53	58	10	20.83%
21	Property - Payments to Other Bodies	17	16	28	27	10	58.82%
1,810	Central Repairs - Property Costs	1,985	1,820	2,116	1,995	10	0.50%
1,152	Janitors - Employee Costs	1,005	889	905	1,027	22	2.19%
	ENVIRONMENTAL & COMMERCIAL SERVICES						
1,983	Ground Maintenance - Manual Employee Costs	2,060	1,898	1,720	1,886	(174)	(8.45)%
(492)	Ground Maintenance - RCH Income	(468)	(447)	(433)	(433)	35	(7.48)%
0	Refuse Collection - Agency Staff	0	0	34	36	36	
1,265	Waste Management - Manual Employee Costs	1,455	1,288	1,212	1,361	(94)	(6.46)%
0	Food Waste Disposal	113	97	41	45	(68)	(60.18)%
0	Vehicle Maintenance - Agency Staff	0	0	28	30	30	
88	Vehicle Maintenance - Purchase of Tyres	57	48	81	95	38	66.67%
0	Vehicle Maintenance - Recharge of Tyres	0	0	(8)	(10)	(10)	
(417)	Vehicle Maintenance - Recharge of Drivers	(359)	(329)	(362)	(414)	(55)	15.32%
(114)	Vehicle Maintenance - Recharge Non routine Materials	(91)	(83)	(136)	(143)	(52)	57.14%
0	Refuse Collection Food Waste Plastic sacks	55	41	0	0	(55)	(100.00)%
(667)	Refuse Collection - Trade Waste Income	(732)	(512)	(479)	(667)	65	(8.88)%
2,423	Refuse Transfer Station - Landfill/Waste Disposal	2,398	2,101	2,016	2,319	(79)	(3.29)%
(97)	Waste Strategy - Ingliston Recharge	(68)	(62)	(74)	(50)	18	(26.47)%
650	Roads Trading Account - Manual Employee Costs	663	547	585	685	22	3.32%
218	Roads Trading Account - Subcontractors	119	85	206	220	101	84.87%
1,333	Roads Trading Account - Materials	810	624	1,459	1,620	810	100.00%
167	Roads Trading Account - External Hires	94	68	193	214	120	127.66%
60	Roads Trading Account - Fuel	85	78	64	73	(12)	(14.12)%
31	Roads Trading Account - Non Routine Maintenance	20	18	34	40	20	100.00%
(599)	Roads Trading Account - Income (Revenue)	(700)	(496)	(765)	(1,206)	(506)	72.29%
(1,864)	Roads Trading Account - Income (Capital)	(1,100)	(800)	(1,816)	(2,066)	(966)	87.82%
(604)	Roads Trading Account - Income (Non Client Involvement)	(539)	(382)	(153)	(198)	341	(63.27)%
13	Roads Client - Electricity	25	20	7	12	(13)	(52.00)%
86	Roads Client - Payment to Contractor Misc/Emergency	40	36	52	53	13	32.50%
336	Roads Client - Payments to Contractor Lighting	336	304	246	356	20	5.95%
475	Roads Client - Electrical Power Street Lighting	539	509	459	551	12	2.23%
66	Roads Client - Roads Assessments/Feasibilities	100	87	62	73	(27)	(27.00)%
8	Roads Client - Non Routine Maintenance	2	1	11	13	11	550.00%
(151)	Roads Client - Recharge to Capital	(133)	(122)	(125)	(143)	(10)	7.52%
(90)	Roads Client - Sales Fees & Charges	(117)	(108)	(50)	(105)	12	(10.26)%
(117)	Roads Client - Advertising Income	(109)	(82)	(90)	(120)	(11)	10.09%
	BUILDING SERVICES						
882	Wages	604	535	587	640	36	5.96%
242	Direct Purchases	164	150	168	205	41	25.00%
325	Sub- Contractors	260	238	215	250	(10)	(3.85)%
(607)	Income - Work Won in Tender	(463)	(430)	(206)	(556)	(93)	20.09%
(303)	Income - Income of Other Services	(171)	(157)	(87)	(134)	37	(21.64)%
(1,047)	Income - Central Repairs	(900)	(825)	(596)	(852)	48	(5.33)%
(21)	Income - PAT Testing	(40)	(37)	(19)	(25)	15	(37.50)%
(145)	Income - External	(50)	(33)	(43)	(65)	(15)	30.00%
	Total Material Variances					(186)	

EARMARKED RESERVES POSITION STATEMENT

COMMITTEE: Regeneration & Environment

Project	Lead Officer/ Responsible Manager	cif Funding 2011/12 £000	New Funding 2012/13 £000	Total Funding 2012/13 £000	Actual To Period 11 2012/13 £000	Projected Spend 2012/13 £000	Amount to be Earmarked for 2013/14 & Beyond £000	Lead Officer Update
Riverside Inverclyde	Aubrey Fawcett	1,953	1,900	3,853	1,534	2,320	1,533	RI anticipate £2.32m spend. In addition to spend to date a further £62k is currently being processed and a further £156k for Riverside Business Park should be claimed prior to the year end as well as £250k for the Arts Guild and smaller amounts for other projects.
Area Renewal Fund	Aubrey Fawcett	235	0	235	20	55	180	Approval was given by Regeneration Committee (meeting 20th January 2011, 12 May 2011 & 08 Mar 2012) to fund the following projects with at total spend of £249k (£14k in 2011/12, £55k in 2012/13 and £180k in 2013/14) £5k for detailed design work and Business plan for changing facilities at Lady Octavia Workshop Master planning study at Drumfrochar Road/Broomhill Area now complete, with £2k spent in 2012/13 and a further £1k expected. £20k feasibility study for the development of a community facility at Woodhall with £4k spent in 2011/12 and £16k projected to be spent in 2012/13. Task Group creche facilities £3k £15k for Craighend Resource Centre, £10k of which is projected to be spent in 2012/13 with the remainder in 2013/14. £100k has been allocated to Gibshill Community Centre with the spend projected for 2013/14. £15k for ICDT to undertake the Clune Park School feasibility study, likely to be incurred in 2012/13. £75k has been allocated to Clune Park Resource Centre and spend is expected to be incurred in 2013/15 after a review into the future of the former Clune Park School. £3k of legal expenses spend projected to be incurred in 2012/13 for the transfer of land currently held by RCH to Inverclyde Council to facilitate a lease of land to Greenock Central Residents Action Group.

EARMARKED RESERVES POSITION STATEMENT
COMMITTEE: Regeneration & Environment

APPENDIX 3

Project	Lead Officer/ Responsible Manager	Clf Funding 2011/12 £000	New Funding 2012/13 £000	Total Funding 2012/13 £000	Actual To Period 11 2012/13 £000	Projected Spend 2012/13 £000	Amount to be Earmarked for 2013/14 & Beyond £000	Lead Officer Update
Asset Management Plan - Office Rationalisation	Andrew Gerrard	1,306	800	2,106	230	548	1,558	The Office Rationalisation report was approved by the P&R Committee on the 21st September 2010. The spend profile of the earmarked reserve is monitored and reported to Committee. The Design work for the Central Library Offices is being progressed and will be on site in May 2013. Design work for Wallace Place offices has been completed and tenders issued in January. Various minor alterations to Greenock Municipal buildings are being progressed. Committee approval received for refurbishment of Banking Hall as open plan offices. Employees decanted to Cathcart House. Work commenced on site on 14th January. Registrars have moved to the Greenock Municipal buildings with public access via the Customer Centre. Tender documents issued for Port Glasgow Office/Training Centre, site start expected May 2013. Wallace Place and the Port Glasgow Office will be procured via the Business Premises Renovation Allowance Scheme. Approval for this obtained at the Policy & Resources Committee in November. In addition £155k of historic dilapidations for 72 Dairyplace St, Greenock have been funded through the AMP as agreed at Env & Rescan Committee, 7th March 2013.
Asset Management Plan - Replacement Depot	Andrew Gerrard	345	500	845	30	122	723	The Depot Rationalisation report was approved by the P&R Committee on the 8th February 2011 and a further report presented to the Environment and Regeneration Committee on 7th June 2012. The MRF building at Ingleston Park has now been purchased. Design works for Polterry St and the Kirm Drive Depot/Civic Amenity site refurbishment are progressing. The Salt Barn is complete.
Support for Community Facilities	Aubrey Fawcett	946	0	946	68	89	857	Spend of £173k was agreed at the Regeneration Committee on 1st September 2011. This expenditure is made up of grants to 9 organisations of which £104k was disbursed in 2011/12 and the balance of £69k will be spent in 2012/13. £200k was approved to be spent on Wellington Community Facility, consultation is ongoing with the Community and £5k of this £200k is envisaged to be expended on fees in 2012/13 with the balance being spent in 2013/14. Additional £350k was approved to be spent on Inverkip Community Facility, up to £15k will be expended in 2012/13 with the remainder being spent in 2013/14. £100k has been approved for spend on Gibshill Community Facility, project progressed by GRA. The spend is expected in 2013/14. Environment & Regeneration Committee on 30 August agreed proposals to allocate the remaining £227k. Successful applications will be confirmed on 21st January with expenditure likely to be drawn down during 2013/14.
Youth Employment	Stuart Jamieson	450	600	1,050	262	262	788	Approved by Policy & Resources Committee 27/03/12. Three year programme to address youth unemployment. The anticipated annual spend profile has £110k for Modern Apprentices and £240k for external funding. The first intake of MA's was in September. The EMR has contributed £22k towards the half year costs. Regeneration funding of £240k has been paid to ICDDT for external trainees.
Regeneration Fund (FSF)	Stuart Jamieson	250	0	250	123	123	127	£200k used to keep current projects going and £50k used to fund Financial Inclusion Pilot. Commitments were reviewed and current Regeneration projects were awarded a further £123k which was distributed in the last quarter of 2012/13 with the balance of £77k along with the £50k to fund the Financial Inclusion Pilot carried forward to 2013/14.

EARMARKED RESERVES POSITION STATEMENT

COMMITTEE: Regeneration & Environment

Project	Lead Officer/ Responsible Manager	£k Funding 2011/12	New Funding 2012/13	Total Funding 2012/13	Actual To Period 11 2012/13	Projected Spent 2012/13	Amount to be Earmarked for 2013/14 & Beyond	Lead Officer Update
		£000	£000	£000	£000	£000	£000	
Business Support Initiative	Stuart Jamieson	0	600	600	92	100	500	Funding will be used to support 2 two year Business Development posts and streetscape / shop front improvement at Dubbs Road and West Station, as well as marketing and aftercare. One Post was filled in July 2012, and the other post to be filled in 2013/14. Tenders have been submitted for a Canopy at Dubbs Road, it is expected that the Contractor will be on site in March 2013. The Tender process for shop front improvements at Dubbs Road and West Station should be completed in the new year, with Contractors on site early April 2013.
Birkmyre Park, Port Glasgow	Ian Moffat	0	200	200	0	5	195	Outline Design proposals have been presented to the local Community Council and public consultation will take place 28th Feb at a public meeting in PG Town Hall. The project is now planned to take place in 2013/14 with only £5k consultants fees being paid in this financial year.
Investment Fund for Council Owned Bowling Clubs	Andrew Gerrard	0	200	200	23	50	150	Report on proposals considered by CMT. Agreement now reached on allocation
Whinhill Golf Club	Ian Moffat	0	200	200	17	20	180	In the process of purchasing the new equipment agreed with the club, it will be in place before the start of the new season. Three of the most costly items on the programme of works are construction projects and the majority of the costs of these works will be incurred in 2013/14.
Implementation of Green Charter	Stuart Jamieson	11	0	11	6	11	0	Reserve to be used for specific projects. Full spend projected by Service in 2012/13.
Lower Clyde River Valley Projects	Stuart Jamieson	24	0	24	5	13	11	Reserve to be used for specific projects. £11k to be spent in 2013/14 in conjunction with award from Coastal Communities Fund for the creation of a Heritage trail.
Flooding Strategy	Robert Graham	177	0	177	76	118	59	Majority of Flooding funding is being spent on capital expenditure and is being reported through the capital programme therefore not reflected here. The remaining funding is for ongoing Legal Expenses and employment of a temporary Flooding Officer. The Flooding Officer post is funded to July 2013 for which £17k has been earmarked for 2013/14. As previously advised the Legal costs for 2012/13 is £5k with £42k being earmarked for Legal Expenses in 2013/14. A further £68k has been transferred from Capital to Revenue as per the Emergency Powers Report dated 11 December 2012. This is for operational priorities and emergency purposes relating to flooding and it is anticipated that the full £68k will be spent in 2012/13.

EARMARKED RESERVES POSITION STATEMENT

COMMITTEE: Regeneration & Environment

Project	Lead Officer/ Responsible Manager	Gift Funding 2011/12 £000	New Funding 2012/13 £000	Total Funding 2012/13 £000	Actual To Period 11 2012/13 £000	Projected Spend 2012/13 £000	Amount to be Earmarked for 2013/14 & Beyond £000	Lead Officer Update
Roads Assessment / Feasibilities	Robert Graham	65	0	65	16	30	35	The Greenock Town Centre Parking Strategy and the Decriminalised Parking Enforcement Business Case report was approved by Committee in October 2012. This funding is for ongoing Consultants costs of which it is now anticipated that £30k will be required in 2012/13. The remaining £35k has been carried forward to 2013/14.
Winter Maintenance	Robert Graham	198	416	614	296	351	263	Carry forward funding is in addition to the Roads Services Winter Maintenance budget and is to provide additional funds should a severe winter arise. The current level of spend is under spent against the year to date budget based on the previous projection of £401k. Due to the recent favourable weather conditions and a favourable long term forecast the Service has reduced the projection by £50k. As previously advised the Service has written off £25k of unusable salt (including disposal) and this cost is included in the projection. The Service will continue to monitor winter maintenance costs closely and advise of any changes to this projection.
Local Plan Preparation	Stuart Jamieson	7	16	23	6	6	17	Spend represents amount due for 2012/13. Local Plan is prepared in a five year cycle with the majority of spend incurring in the fifth year; 2013/14 being the final year.
Local Environment Improvement Fund	Ian Moffat	0	200	200	48	108	92	A Schedule of works has been prepared and replacement bins and benches purchased at a cost of £40k. The resurfacing of footways is underway and it is anticipated the majority will be complete before the end of the financial year. Repairs to fences, gates and railings will be outsourced, it is proposed to enlist trainees from ICOT to carry out the painting of these items, with only materials being charged. The repairs and painting will carry over into 2013/14. The projected spend in 2012/13 is based on the Schedule of Works issued to the Roads and due to be completed before the Financial year end.
Greenock Town Centre Parking Strategy	Robert Graham	0	334	334	0	0	334	Funding is for implementation of the Greenock Town Centre Parking Strategy and Decriminalised Parking Enforcement. The revised proposals including funding was approved by Committee in October 2012 and implementation will now be progressed. The Service is now preparing a programme to implement the works and it is anticipated that spend will not be incurred until 2013/14
Food Waste	Ian Moffat	213	0	213	213	213	0	Zero Waste Scotland awarded £346,000 to Inverclyde Council to roll out food waste collection services of which £133,000 spend was incurred in 2011/12. Earmarked Reserve now fully spent.
Utilities Spend to Save Fund	Andrew Gerrard	270	0	270	14	75	195	Programme of minor energy and water saving works being progressed. GMB water supply project now on site.

EARMARKED RESERVES POSITION STATEMENT

APPENDIX 3

COMMITTEE: Regeneration & Environment

Project	Lead Officer/ Responsible Manager	Clf Funding 2011/12 £000	New Funding 2012/13 £000	Total Funding 2012/13 £000	Actual To Period 11 2012/13 £000	Projected Spend 2012/13 £000	Amount to be Earmarked for 2013/14 & Beyond £000	Lead Officer Update
Roads - Additional revenue investment	Robert Graham	0	600	600	169	446	154	Funding is for additional pothole repairs, repairs to roads and footways in parks and cemeteries, additional drainage work, cycle track maintenance, completion of the RAMP report (to include sea wall, etc.) and temporary funding of the Road Network Manager. The Service are currently working on these projects and it is anticipated that £446k of work will be completed by the year end. This includes £200k of work on Parks and Cemeteries based on a Schedule of Work issued to the Roads and is due to be completed before the end of the Financial year.
Total		6,450	6,566	13,016	3,248	5,065	7,951	

Report To:	Environment & Regeneration Committee	Date:	2 May 2013
Report By:	Corporate Director Environment, Regeneration and Resources and Chief Financial Officer	Report No:	FIN/30/13/AP/MT
Contact Officer:	Matt Thomson	Contact No:	01475 712256
Subject:	Environment & Regeneration Capital Programme 2012/13 to 2015/16 - Progress		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects within the Environment & Regeneration Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

- 2.1 This report advises Committee in respect of the progress and financial status of the projects within the Environment & Regeneration Capital Programme.
- 2.2 It can be seen from the table in 7.2 that the projected spend is £94.834m, which means that the total projected spend is under budget by £0.260m. This underspend is included here to highlight 2012/13 performance however £0.130m relates to SPT projects and will be offset by a similar reduction in the grant funding received, the remainder will be absorbed into the overall Capital Deficit position and will be removed from this report in the new financial year.
- 2.3 Expenditure at 28th February is 82.99% of 2012/13 projected spend, net slippage of £3.138m (20%) is being reported, this mainly relates to projects within the Leisure & Pitches Strategy and Asset Management Plan, see paragraph 7.3 for further details.
- 2.4 The above figures take into account the achievement of Financial Close for the BPRA scheme on which more details are given in Section 7.
- 2.5 The Environmental and Regeneration elements of the Committee's Capital Programme are presented in separate Appendices.

3.0 RECOMMENDATION

- 3.1 That Committee note current position of the 2012/16 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

4.0 BACKGROUND

- 4.1 In February 2013 the Council agreed the 2013/16 Capital Programme, significant additional funding was identified to increase the Roads Asset Management Plan and a number of further Projects were identified, funded from Revenue Reserves.
- 4.2 This report reflects the revised Committee structures, for ease of reference the Environment and Regeneration elements are presented in separate Appendices.
- 4.3 The budget for Inverkip Community Facility and Library has been removed from this report and will be reported to the Education & Communities Committee whose remit this project falls under.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 The total allocation for Road Improvements for 2012/13 is £2.8m. There will be there will be minor slippage of one project valued at £27k due to a weather dependent proprietary system being installed.

A further £1.6m of funding allocated for 2013/14 from Reserves has been added to the programme, the remaining £0.6m of this has been retained within Revenue and reported through Earmarked Reserves.

- 5.2 The fleet replacement programme had a budgeted expenditure for 2012/13 of £750,000, this includes funding of £267k awarded through Zero Waste Scotland's food waste grant for vehicles. As part of the 2012 mid term review a £95,000 under spend has been identified, making the total budget for 2012/13 £655,000. £330,000 of this spend was dependent on the award of the River Clyde Homes contract and was slipped into 2013/14. Due to the loss of the River Clyde Homes contract the service is now identifying which fleet assets are not being replaced and a saving will be identified from the £330,000 slipped into 2013/14.

Of the remaining budget currently £308,000 worth of fleet replacement has been delivered and invoiced. No further deliveries will take place within 2012/13 and the remaining £17,000 has been slipped into 2013/14.

- 5.3 In March 2012 the Council approved a proposed programme of projects for Flooding funded from the Roads Capital budget for 2012/15. This included £1m for match funding for the Flood Action Plan for 2012/13 – 2013/14 and beyond. This was dependent on Government confirmation that funds currently set aside for Landfill Tax Penalty Scheme will not be required, this confirmation has now been received and the £1m added to the programme.

Work to the Carts Burn and Hole Burn culvert extensions is complete.

The Flood Management study has reported in draft and will be finalised in due course.

The specification for the automatic trash screens is being worked on.

- 5.4 Port Glasgow Bus Station's final account has been agreed. Variations due to unforeseen circumstances, ordered during the contract have amounted to £35,000 over the tender value. Nonetheless, the project is reporting an underspend of £70,000 on the SPT funding of £610,000. Discussions with SPT are ongoing re potential use of some of the remaining grant.
- 5.5 The Highholm Park and Ride contract, awarded to May Gurney, was practically complete on 31 March 2013. During examination of the retaining wall on the south perimeter of the site, the section supporting the electricity sub-station was found to be defective. A variation order to strengthen this wall has been issued and costs are awaited. This work is likely to be undertaken during April. SPT are content that we continue to draw down 2012/13 funds for this project in 2013/14. Variations due to

unforeseen circumstances ordered during the contract, including the sub-station wall, are estimated to amount to £80,000 over the tender value. Nonetheless the project is reporting an estimated underspend of £20,000 on the SPT budget of £740,000.

- 5.6 The SPT funded Raised Kerbs at bus stop lay-bys on the A8 were completed in February. Changes in the SPT guidance for bus stop lay-by design reduced the number of lay-bys that were suitable for improvement. The original budget of £125,000 was correspondingly downturned by SPT to £85,000.
- 5.7 Please refer to the status reports for each project contained in Appendix 1.

6.0 PROGRESS (Regeneration Major Projects)

- 6.1 Gourock Pier and Railhead Development Area: The current Gourock project proposals were approved by the Regeneration Committee on the 27th October 2011 and approved by the Policy and Resources Committee on the 15th November 2011. A Public consultation process on the updated proposals took place on the 13th December 2011.

A temporary car park has been formed on the grass area to the south of the current Network Rail Car Park. This has created 47 additional temporary car parking spaces.

A Planning Application has been approved for public realm works and traffic improvements which includes the construction of new areas of public open space, pedestrian links and small boat launch facility; alterations, extensions and improvements to existing car parks at Kempock Street and Pierhead / Railway Station together with associated engineering and reclamation works; the formation of a new single carriageway road to the north of Kempock Street with associated new and altered road junctions and layout.

Riverside Inverclyde will now take the project to tender stage. Because of the time elapsed since the prequalification the process will need to be rerun and the PQQ reissued. As this will be run in parallel with the preparation of tender documents it should not cause any delay.

Broad agreement has been reached with Network Rail over the licencing and land transfer agreements necessary to undertake the works and a report detailing the outcome will be submitted to the Committee when the details have been concluded.

- 6.2 Sports & Pitches Strategy: Various projects are now complete, including the recently completed refurbishment works at Nelson Street Sports Centre, the replacement sports pitch at Battery Park and the drainage works at Birkmyre Park Kilmacolm. The remedial works at Gourock Pool are due to complete imminently. The works at Rankin Park Grass Pitch and Pavilion have been commenced on site.

Additional costs have been incurred at Nelson Street Sports Centre in dealing with heating and ventilation issues and the poor state of the existing electrical installation. This will be the subject of a report to the next Environment and Regeneration Committee.

- 6.3 Asset Management Plan – Offices: The Customer Contact Centre at Greenock Municipal Buildings is complete together with the landscaping works to Clyde Square. Tender documents for the Central Library Conversion have been issued. The refurbishment of the Banking Hall is nearing completion.
- 6.4 BPRA Scheme - Tender documents have been returned for the refurbishment of Wallace Place and the provision of the Port Glasgow Hub and letters of acceptance will be issued imminently. See Section 7 for more details on the scheme.
- 6.5 Asset Management Plan – Depots: Substantial ground investigation works have been completed at Pottery Street and design works are progressing. The Salt Barn is now

complete and tender documents for the Civic Amenity Site are progressing. Design works for the Vehicle Maintenance Buildings have been commenced. Surveys and investigation works for the upgrading of the Kirm Drive Civic Amenity Site have been completed and design work is progressing.

6.6 Lunderston Bay Rangers Station and Public Toilet: Tender documents have been returned and landlord's consent and final agreement of the lease have been received. Also, a legal agreement on the provision of a water supply has now been received. A revised quote from Scottish Water is awaited prior to a letter of acceptance being issued.

6.7 Port Glasgow Town Hall: The first phase of electrical upgrades and installation of the new reception desk are now complete. The works to refurbish the ground and first floor toilets are also now complete. It is proposed to carry out a first phase of window replacement in financial year 2013/14.

6.8 Please refer to the status reports for each project contained in Appendix 2.

7.0 BPRA SCHEME

7.1 The Business Property Renovation Scheme (BPRA) was approved by Policy & Resources Committee in February 2013. The scheme is an innovative funding package which results in Council costs being reduced by over 25% on the basis of entering an LLP with higher rate tax payers.

7.2 The refurbishment of Wallace Place and the creation of the Port Glasgow Hub are funded from this and will deliver a capital saving of around £1.0m which was factored into the 2013/16 Budget.

7.3 Progress on these projects will be reported via this report but the financial aspects have been removed from the Capital Programme and are monitored via the AMP model.

8.0 IMPLICATIONS

8.1 The figures below detail the position at 28th February 2013. Expenditure to date is £10.625m (82.99% of the 2012/13 projected spend).

8.2 The current budget is £95.094m, made up of £17.708m supported borrowing, £58.736m prudential borrowing, £16.379m CFCR, £2.045m grant funding and £0.226m funding from external sources. The current projection is £94.834m which is £0.260m under budget.

<u>Service</u>	<u>Approved Budget</u> <u>£000</u>	<u>Current Position</u> <u>£000</u>	<u>Overspend / (Underspend)</u> <u>£000</u>
Environmental & Commercial Services - Roads (Appendix 1)	24,398	24,268	(130)
Environmental and Commercial Services (Appendix 1)	14,015	13,885	(130)
Regeneration & Planning (Appendix 1)	64	64	-
Environmental & Commercial Services Total	38,477	38,217	(260)
Regeneration & Planning (Appendix 2)	21,384	21,384	-
Property Assets & Facilities Management (Appendix 2)	34,124	34,124	-
Community Investment Fund (Appendix 2)	1,109	1,109	-
Regeneration Total	56,617	56,617	-
Total	95,094	94,834	(260)

8.3 The approved budget for 2012/13 is £15.941m. The Committee is projecting to spend £13.013m with net slippage into future years of £2.911m. Bridge Strengthening Works (Roads) to the value of £0.062m, £0.046m of the Gourrock Pier & Railhead Development and £0.160m of the Port Glasgow Town Centre Regeneration have been advanced from 2013/14, this is offset by a projected underspend of £0.130 in the SPT funded projects, an underspend of £0.095m and slippage of £0.347m within the Vehicle Replacement Programme, a projected underspend of £0.035m within Cemeteries as well as further slippage within Baker St Land Acquisition (£0.095m), Roads Allocation (£0.146m), flooding Strategy (£0.090m), Play Areas (£0.220m), the Leisure Strategy (£0.613m), Property Assets Allocation (£0.039m), the Asset Management Plan (£1.080m), Port Glasgow Town Hall (£0.183m) and Lunderston Bay Visitor Centre (£0.196m).

9.0 CONSULTATIONS

9.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

9.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Democratic Services has not been consulted.

10.0 LIST OF BACKGROUND PAPERS

10.1 Property Assets and Facilities Management Capital Programme Technical Progress Reports May 2012 (a technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

11.0 EQUALITIES

11.1 There are no equalities implications in this report.

APPENDIX 1

Inverclyde
council

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	Job Status
	Est. Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est. 2012/13	Actual to 28/02/13	Est. 2013/14	Est. 2014/15	Est. 2015/16	Status
	£000	£000	£000	£000	£000	£000	£000	£000	
Environmental Services - Roads									
Supported Borrowing									
Carried Forward from previous years									
Baker St Land Acquisition	110	10	100	5	4	95	0	0	Awaiting agreement of Land Acquisition
Previous Years Provisions:									
Footway Reconstruction/Resurfacing	199	178	21	0	0	21	0	0	Chester Road footway delayed due to drainage issues. Kilmacollin pedestrian crossing completed.
Traffic Measures	50	33	17	17	15	0	0	0	£20k Reduce Speed limits on A and B roads complete. £15k pedestrian crossing on Regent Street due to commence Mid April 2013.
Traffic Measures	50	10	40	25	20	15	0	0	Complete
Bridge Strengthening	100	1	4	66	66	33	0	0	Awaiting Scottish Power disconnections.
Lighting Replacement	180	169	11	11	11	0	0	0	Repairs to Pomilion Bridge complete. Minor Repairs to stairs and bridges (£6k) due to start Jan 13.
Bogstone Ramp	25	11	14	14	7	0	0	0	100% complete.
Annual Provision:									Contract complete.
Carrage Way Reconstruction/Resurfacing	586		600	586	573				100% complete; Nelson Street carried forward to 2013/14.
Dunrod Road	277		250	277	268				Work ongoing - 68% complete.
Footway Reconstruction/Resurfacing	200		220	152	133	55			Implementation of one way system in Gourrock. Letters of objections maintained. Scheme abandoned. Replaced with signalised junction
Lighting, Lit signs & Bollards	200		200	200	177				Manor Crescent as part of requirements for proposed Quality Bus Partnership. Manor Crescent signals designed 12/13 (5k).
Traffic Measures	75		75	5	0	70			Construction estimate 110k for 13/14.
Structures	30		30	30	0				Complete.
Equipment	15		15	15	25				Funding brought forward for fleet radios
Road Markings	25		25	25	25				
Residual Provision	285					80	105	100	
Roads - Supported Borrowing Total	2,414	412	1,607	1,428	1,299	369	105	100	
Prudentially Funded									
Parking Strategy	354								Application for DPE powers to Scottish Govt accepted in draft. Lining and signing refresh ongoing.
Roads - Prudentially Funded Total	354	0	0	0	0	104	250	0	
Grant Funding									
Cycling, Walking & Safer Streets	303	0	93	93	58	85	125	0	Phase 2 Lunderston Bay complete. Access to schools complete. Drop kerbs complete
SPT	1,345	0	1,475	1,265	747	80	0	0	Port Glasgow Bus Station complete. Highholm Park and Ride practically complete - sub-station wall to follow in April. A8 bus corridor upgrading raised kerbs complete.
Roads - Grant Funding Total	1,648	0	1,568	1,358	805	165	125	0	

APPENDIX 1

Inverclyde Council

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	Job Status
	Est. Total Cost	Actuals 31/03/12	Approved Budget 2012/13	Revised Est. 2012/13	Actuals 26/02/13	Est. 2013/14	Est. 2014/15	Est. 2015/16	Estimate Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000
CFCR									
Flooding Strategy Ph 1 & 2	852	418	252	142	94	42	250	0	
Additional Flooding Works Investment	1,000	0	0	0	0	0	1000	0	
Additional Funding for Road Improvements	1,000	993	7	7	7	0	0	0	
Roads - CFCR Total	2,852	1,411	259	149	101	42	1,250	0	
Roads Asset Management Plan									
Core Funding	3,900					1,300	1,300	1,300	
Additional Funding for Road Improvements - Feb 2012	3,000		1,400	1,373	1,320	1,627			
2013/16 Budget Decisions:	5,900					1,100	2,400	2,400	
Additional CFCR	4,200						2,100	2,100	
Additional Prudential Borrowing									
Roads Asset Management Plan Total	17,000	0	1,400	1,373	1,320	4,027	5,800	5,800	0
ENVIRONMENTAL SERVICES - ROADS TOTAL	24,268	1,823	4,834	4,308	3,525	4,707	7,530	5,900	0
Environmental Services									
Supported Borrowing	460	418	42	42	27	0	0	0	
Knocknairshill Cemetery Ph5c	544	135	169	169	94	80	80	80	
Zero Waste Fund	1,004	553	211	211	121	80	80	80	
Environmental Services Supported Borrowing Total									
Prudentially Funded									
Knocknairshill Cemetery Ph5c	50	0	35	0	0	50	0	0	
Vehicles - Prudentially Funded per Transport Review (i)	11,105	6,249	750	308	255	380	1,198	2,970	
Environmental Services Prudentially Funded Total	11,155	6,249	785	308	255	430	1,198	2,970	
CFCR									
Play Areas (includes £76k of Supported Borrowing & £2 Environmental Services CFCR Total)	1,726	628	723	503	412	295	300	0	
Environmental Services CFCR Total	1,726	628	723	503	412	295	300	0	
ENVIRONMENTAL SERVICES - TOTAL	13,885	7,430	1,719	1,022	788	805	1,578	3,050	0

Woodstock Rd and Auchmountain Glen works complete. Flooding Study complete. Trash Screens spec being prepared. £48k moved to EMR for revenue spend as per Emergency Powers report dated Dec 2012

Awaiting outcome of study

53% complete. Gael/Jura St moved to next year. Requires weather window for proprietary treatment.

100% Complete. Gael SJ/Jura St too 2013/14; weather window for proprietary treatment required.

Phase 5C Completed

Works on paper and stairage bays underway.

Phase 5C Completed

£308k spend at 27/03/13. No further spend in 2012/13

Works completed at Burns Square. Works due to commence at Sir Michael Street

APPENDIX 1

Inverclyde
council

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	Job Status Status
	Est. Total Cost £000	Actual to 31/3/12 £000	Approved Budget 2012/13 £000	Revised Est. 2012/13 £000	Actual to 28/02/13 £000	Est. 2013/14 £000	Est. 2014/15 £000	Est. 2015/16 £000	
Planning Services									
Supported Borrowing Former SNH Grant	64	50	14	14	1	0	0	0	
Planning Services Grant Funded Total	64	50	14	14	1	0	0	0	
PLANNING SERVICES TOTAL	64	50	14	14	1	0	0	0	Ongoing.
ENVIRONMENT AND PLANNING TOTAL	38,217	9,303	6,567	5,344	4,314	5,512	9,108	8,950	0

COMMITTEE: Environment & Regeneration

1	2	3	4	5	6	7	8	9	10	11	12	Status
Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 28/02/13	Est 2013/14	Est 2014/15	Est 2015/16	Future Years	Start Date	Original Completion Date	Current Completion Date	
£000	£000	£000	£000	£000	£000	£000	£000					
Regeneration Services												
Supported Borrowing												
4,700	326	100	146	133	728	3,500			Mar-10	tda	tda	
400	400											
1,000	160	190	350	313	290	200						
250	250					250						
250												
6,600	886	290	496	446	1,018	4,200						
Prudentially Funded												
1,812	1,489	201	270	270	53				Apr-11	Jan-12	Sep-12	Stadium refurbishment complete. Resurfacing of athletics track complete with the exception of the lane lining which will be carried out in the spring.
4,583	4,076	705	399	399	70	38			Apr-11	Aug-12	Jun-12	Complete.
1,400	94	506	157	157	949	200			Mar-13	Oct-13	Oct-13	Site set up and clearance works commenced.
605	42	458	490	412	51	22			tda	tda	tda	
314	138	162	170	170	6				Jul-12	Oct-12	Mar-13	Complete.
700	50	50	50	50	50	650			Jan-12	Sep-12	Aug-12	Complete.
2,054	1,244	616	703	568	107				tda	tda	tda	Design to be commenced following agreement of site location.
50			25	25	25				Oct-10	Dec-11	May-12	Complete.
300					300				Jan-13	Feb-13	Apr-13	Works commenced. Awaiting delivery of drainage channels.
14			13	6								
68		130	68	68	1							
186						186						
2,698	2,599	99	19	1	80							
14,784	9,682	2,927	2,314	2,051	1,692	1,096						
Regeneration Services Prudentially Funded Total												
Grant Funding												
None												
Regeneration Services Additional Funding Total												
21,384	10,568	3,217	2,810	2,497	2,710	5,296						
Regeneration Services Total												

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5		6	7	8	9	10	11	12	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 28/02/13	Est 2013/14	Est 2014/15	Est 2015/16	Future Years	Start Date	Original Completion Date	Current Completion Date		
Prudentially Funded														
Asset Management Plan														
Offices														
Greenock Municipal Buildings	2,470	1,883	510	520	516	67	25	73		Dec-10	Jan-12	Jun-12	Customer Contact Centre complete.	
Greenock Municipal Buildings Banking Hall Refurbishment	300			150	49	125				Jan-13	Apr-13	Apr-13	Nearing completion	
Greenock Municipal Buildings Balance	2,273			75	3	100	2,025						Auditors room complete, carriageway stair lighting complete, members' lounge complete, ICT training room and procurement offices complete. Customer centre blinds to commence imminently.	
Gourock Municipal Buildings	300			70	70	34	300			Jan-12	Mar-12	Apr-12	Complete	
Wellington Academy/Highholm Primary Demolition	342	238	161	70	70	34	100			May-13	Apr-14	Apr-14	Tenders returned. Awaiting acceptance.	
Wallace Place - Library Fit Out	400	84	16	17	17	250	49			Jan-12	tba	tba	First phase (Alterations to Business Store) complete	
Business Store	4,030	207	1,043	200	183	1,723	1,800	100	90	Jan-12	Mar-13	Mar-14	Tenders issued.	
Central Library Conversion	1,800					10	1,430	270						
William Street	50			1	1	49	400							
West Stewart Street	500			1	1	99								
Lease Expiry	15													
AMP Offices Complete on Site														
Depots														
Replacement Depot	11,200	256	1,644	1,000	947	1,700	7,100	1,144		Aug-12	Jan-14	Apr-14	Ground investigations completed. Design works progressing. Salt Barn complete. PQO for Civic Amenity site complete.	
Kim Drive Civic Amenity Site	700	1	649	67	67	143	450	39					Site investigations progressing. Design works commenced. Demolition complete.	
Materials Recycling Facility	1,600			842	842	29	729						Purchase of Inglisdon	
Prudentially Funded Total	26,080	2,684	4,023	2,943	2,696	4,079	14,609	1,675	90					
Property Assets and Facilities Management Total	34,124	5,534	5,949	4,637	3,802	5,516	15,672	2,675	90					
Community Investment Fund														
Supported Borrowing														
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1,109	879	208	12	12	120	98			Mar-13	May-12	Jul-13	Tenders returned. Landlord's consent awaited.	
Community Investment Fund Supported Borrowing Total	1,109	879	208	12	12	120	98							
Regeneration Total	56,617	16,981	9,374	7,459	6,311	8,346	21,066	2,675	90					

Report To:	Environment & Regeneration Committee	Date: 2 nd May 2013
Report By:	Aubrey Fawcett	Report No: R281/13/AF
Contact Officer:	Jan Buchanan	Contact No: 01475 712225
Subject:	Environment, Regeneration & Resources Corporate Directorate Improvement Plan 2013 - 2016	

1.0 PURPOSE

- 1.1 The purpose of the report is to seek approval for the Corporate Directorate Improvement Plan for the Environment, Regeneration and Resources Directorate for the period 2013 – 2016.

2.0 SUMMARY

- 2.1 In line with the Council's Strategic Planning and Performance Management Framework the attached Plan provides the focus for the strategic direction and key programmes, actions and improvements which will be delivered by the Directorate between 2013 and 2016. The Plan covers directorate activities which fall under the direction of both the Environment and Regeneration Committee and the Policy and Resources Committee.
- 2.2 Over the coming years, the Directorate will face challenges in delivering the Inverclyde Alliance's vision for Inverclyde, none more so than addressing the continued significant downturn in local and global economies and the decline in local population. The Directorate will also assist in the organisational transformation of Inverclyde Council. In this regard the Directorate will help deliver a future where:
- Inverclyde is seen as an area of outstanding success with significant physical, economic, cultural and social attributes
 - The 'gap', in terms of learning, attainment and prosperity, between other more successful areas and those currently in need, has significantly narrowed
 - We have confident and cohesive communities where people are actively engaged in the regeneration of their areas
- 2.3 The Improvement Plan has been developed within a range of national policies and legislation whilst recognising local issues and established policies and strategies. In addition, individual service Statements have been developed which are available for Members' review through the Council's website.

3.0 RECOMMENDATIONS

- 3.1 Members are asked to approve the Environment, Regeneration & Resources Directorate Improvement Plan 2013 – 2016 as outlined in Appendix A.
- 3.2 Members are asked to note the Service Statements for Environment, Regeneration & Resources Directorate as outlined in Appendix B.

4.0 BACKGROUND

- 4.1 The Environment, Regeneration & Resources Directorate Improvement Plan 2013 – 2016 has been developed in accordance with the guidance approved by Members for the preparation of the Corporate Directorate Improvement Plans (CDIPs).
- 4.2 The Directorate's previous plan activities have been reviewed and attention has been given to identifying improvements within overall service delivery. In addition, each of the current six Service areas has developed Service Statements, which contain a description of the services provided and indication of the service standards expected. These are accessible through the Council's website and are attached in Appendix B for Members' information.

5.0 PROPOSALS

- 5.1 It is proposed that Members approve the appropriate elements of the Environment, Regeneration & Resources Directorate Improvement Plan 2013 – 2016 as outlined in Appendix A which specifically relate to the relevant committee and in the main are aligned with the Service areas as follows:

Environment and Regeneration Committee

Property Assets and Facilities Management

Environmental and Commercial Services

Regeneration and Planning

Policy & Resources Committee

ICT

Finance Service

Legal and Democratic Services

- 5.2 Members are asked to note the Service Statements for Environment, Regeneration & Resources Directorate as outlined in Appendix B.

6.0 IMPLICATIONS

- 6.1 **Financial Implications – One off Costs**

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Directorate Budget Lines		20013/15			

Financial Implications – Annually Recurring Costs/ (Savings) – none in addition to those previously advised.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

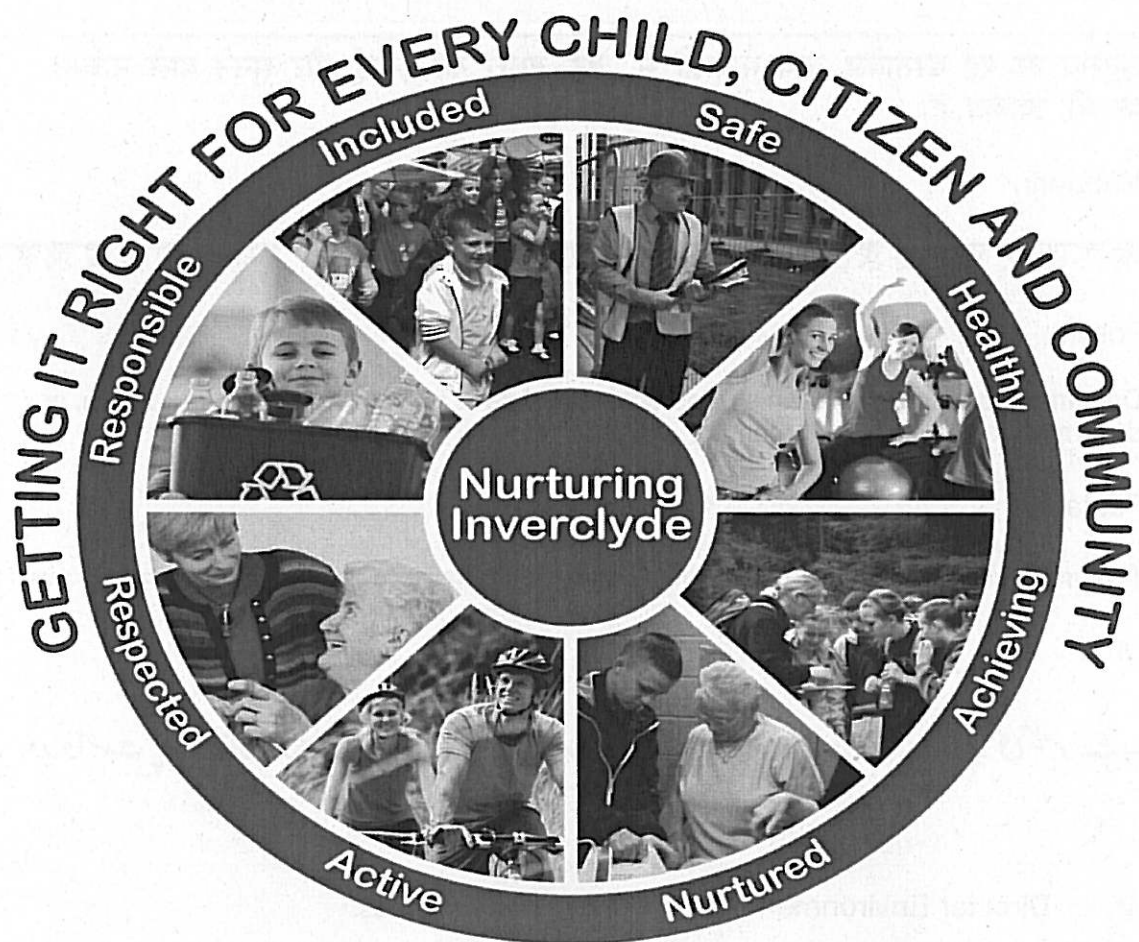
- 6.2 **Human Resources and Legal Services:** The Heads of Legal Services and Organisational Development and Human Resources have been consulted on this report.
- 6.3 **Equalities:** All related equality issues will be appropriately considered in relation the proposals identified above.
- 6.4 **Repopulation:** It is envisaged that some of the improvements and actions identified within the Plan will contribute to stabilising and growing the Inverclyde population.

7.0 CONSULTATION

- 7.1 The Corporate Management team has reviewed all three CDIPs.

Environment Regeneration & Resources Corporate Directorate Improvement Plan

2013-16



Inverclyde
council

This document can be made available in other languages, large print, and audio format upon request.

Arabic

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وبطريقة سمعية عند الطلب.

Cantonese

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

Gaelic

Tha an sgrìobhainn seo cuideachd ri fhaotainn ann an cànanan eile, clò nas motha agus air teip ma tha sibh ga iarraidh.

Hindi

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

Mandarin

本文件也可应要求，制作成其它语文或特大字体版本，也可制作成录音带。

Polish

Dokument ten jest na życzenie udostępniany także w innych wersjach językowych, w dużym druku lub w formie audio.

Punjabi

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

Urdu

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

☒ Director Environment Regeneration & Resources.

Municipal Buildings Greenock PA14 ILY

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1 Introduction

1.1 On behalf of the Environment Regeneration and Resources Directorate, I am delighted to present our Directorate Improvement Plan for 2013 -16. The Directorate Improvement Plan is an integral part of the Council's strategic planning and performance management framework. It assists in shaping the strategic direction and key programmes, actions and improvements which the Environment, Regeneration and Resources Directorate will deliver in the period up to 2013-16.

1.2 Over the coming years, the Directorate will face challenges in delivering the Inverclyde Alliance's vision for Inverclyde, none more so than addressing the continued significant downturn in local and global economies and the decline in local population. The Directorate will also assist in the organisational transformation of Inverclyde Council. In this regard the Directorate will help deliver a future where:

- Inverclyde is seen as an area of outstanding success with significant physical, economic, cultural and social attributes
- The 'gap', in terms of learning, attainment and prosperity, between other more successful areas and those currently in need, has significantly narrowed
- We have confident and cohesive communities where people are actively engaged in the regeneration of their areas

1.3 In particular we will support major Initiatives including:-

- Roll out various initiatives aimed at stabilising the local population
- Our physical assets and resources are efficiently and effectively managed
- Our governance and administrative arrangements are appropriate for a 21st century customer facing organisation
- We continue to implement the Flood Prevention Plan
- We will implement the Roads Asset Management Plan
- Our recycling performance meets the Scottish Government recycling targets
- We are implementing changes introduced through the Welfare Reform Act
- Implementation of the School Estate Strategy continues, the new Port Glasgow Community Campus and refurbished St Columba's High School and Mearns Centre due for delivery in 2013 and refurbishment of Ardgowan Primary School due to commence.
- Implementation of the Office Rationalisation programme with work starting in Wallace Place, former Central Library and Port Glasgow Officers refurbishment in 2013
- Development of the Depot Rationalisation programme continues, with work continuing at Pottery Street and commencing at Kirn Drive 2013.

1.4. We will lead and support significant regeneration and area renewal initiatives with external partner organisations namely, Riverside Inverclyde, and other organisations in the Inverclyde Alliance. We will also work alongside other Directorates and Partners to drive forward the delivery of Inverclyde's Community Plan, the Single Outcome Agreement and the Council's Corporate Statement. We will implement the changes introduced through the Welfare Reform agenda supporting the Registered Landlords and community during the transition. We will continue to look at areas where we can share services with neighbouring local authorities and third sector organisations in order to delivery further efficiencies and protect front line services.

1.5. This is a three year plan, which will support the delivery of the Corporate Statement Getting It Right For Every Child, Citizen and Community. With the help of our partners we will review the plan on an annual basis to ensure the actions contained in it are still relevant to deliver the wellbeing indicators to support the vision – Safe, Health, Achieving, Nurtured, Active, Respected & Responsible and Included - SHANARRI.

I hope the information contained within this Plan gives you an insight into the work of the Environment Regeneration, and Resources Directorate.



Aubrey Fawcett Corporate Director, Environment Regeneration and Resources

2 Strategic Overview of the Directorate

2.1 The primary role of Environment, Regeneration and Resources Directorate is to bring together those services that support the regeneration of the area together with those that deal with the development and maintenance of the Council's physical assets and infrastructure to promote integrated working and enhance service delivery. To lead and deliver modernisation and continuous improvement across the organisation enabled through robust financial planning and management.

2.2. The Directorate is committed to delivering high quality professional and efficient services which are responsive to our customers' needs. To achieve a high standard of customer care and satisfaction through the effective delivery of our services and to deliver best value services to the Council and local stakeholders which provide positive outcomes for our customers. We will continue to listen and respond to our customers ensuring continuous improvement whilst maintaining and building upon strong working relationships with our customers and communities.

2.3. The Directorate is made up of 6 services however an approved management restructure will reduce this to 4 services with ICT becoming part of the Finance Service, Legal and Democratic Services merging with Property Assets and Facilities Management moving to the Environmental and Commercial Service. This restructure will be fully implemented by 31 March 15 to deliver budgeted efficiency savings.

2.4 The Directorate Management Structure below details the responsibilities within the current structure. More details of each Service remits and contact details can be found at the following links.

Finance Service

Legal and Democratic Services

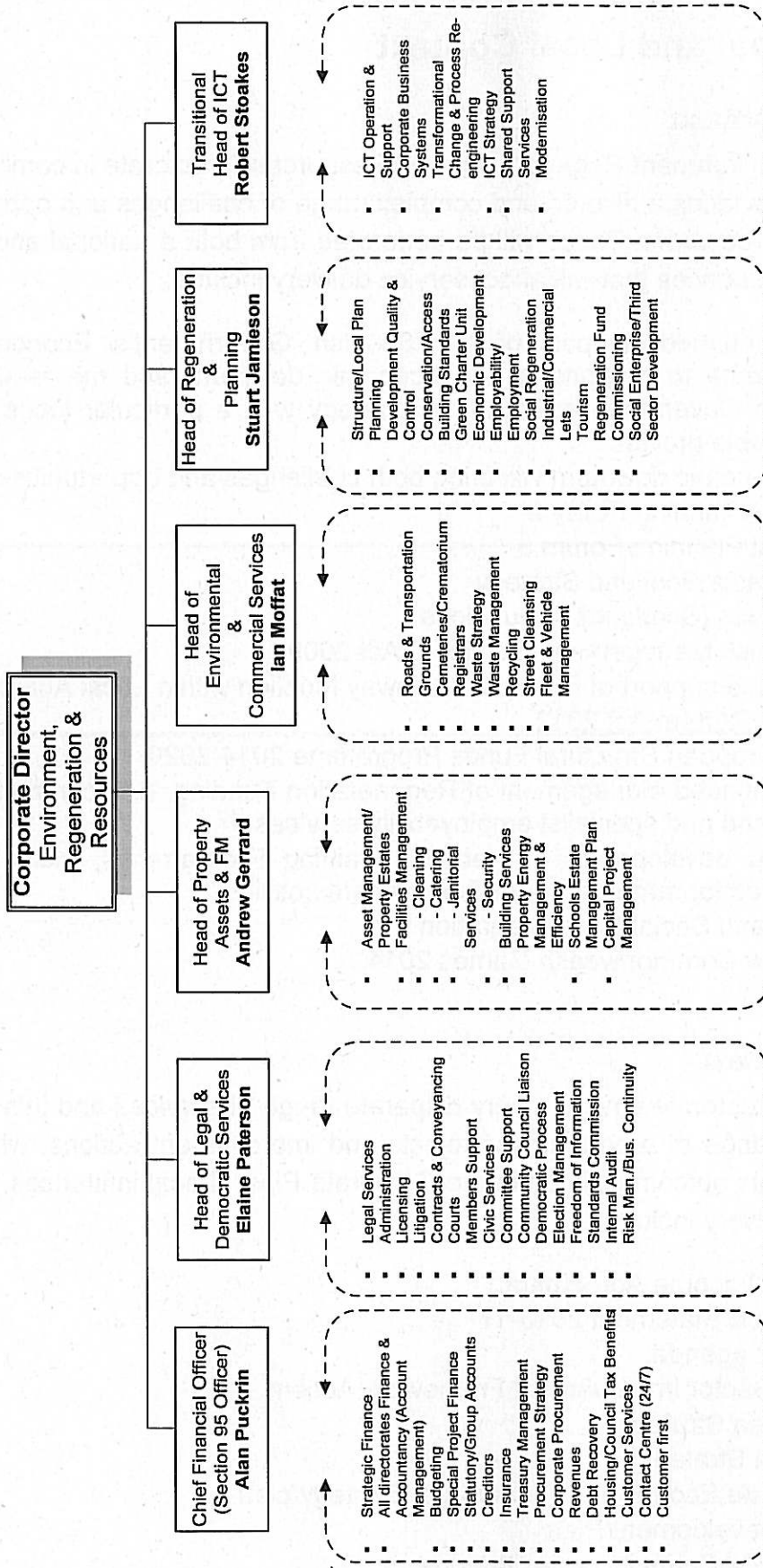
Property Assets and Facilities Management

Environmental and Commercial Services

Regeneration and Planning

ICT

Environment, Regeneration & Resources Management Structure



3 National and Local Context

National Context

3.1 The Environment Regeneration and Resources Directorate in common with other directorates faces a diverse and complex range of challenges and opportunities over the next three years. These will be generated from both a national and a local level. National influences that will affect service delivery include:

- The continued support of the Scottish Government's Economic Recovery Programme to respond to the economic downturn and the re-shaping of the Scottish Government's Economic Strategy with a particular focus on increased sustainable growth.
- The economic downturn will bring both challenges and opportunities.
- Scottish Planning Policy 2
- National Planning Forum 3
- Zero Waste Scotland Strategy
- The Waste (Scotland) Regulations
- Flood Risk Management (Scotland) Act 2009
- Continued support of Business Gateway function within Local Authorities.
- Welfare Reform Act 2012
- New European Structural Funds Programme 2014-2020
- The continued management of Regeneration Funding, with contracted delivery of end to end and specialist employability services.
- Ongoing development of National Training Programmes, including additional resources for targeted Youth Employment activity.
- Health and Social Care Integration
- Glasgow Commonwealth Games 2014.

Local Context

3.2 The Directorate covers a very disparate range of services and this is reflected in the wide range of programmes/projects and improvement actions, which link to all five strategic outcomes listed in the Corporate Plan. Local influences that will affect service delivery include:

- Single Outcome Agreement.
- Corporate Statement 2013-17
- Equality agenda.
- Public Sector Improvement Framework Actions
- Play Area Strategy.
- Tourism Strategy
- Inverclyde Economic Regeneration Strategy/plan
- Local Development Plan
- Inverclyde Council Waste Strategy
- Community Learning and Development and Community Engagement Strategies.

- Parking Strategy
- Inverclyde Employability and Inclusion Programme
- Inverclyde Youth Employment Action Plan
- Inverclyde Community Benefits programme.
- Council Financial Strategy
- Schools Estate Strategy.
- Customer Service Strategy
- Office Rationalisation Programme
- Depot Rationalisation Programme
- Citizens' Panel Results
- Business Continuity Planning and Risk Management
- External funding – Coastal Communities and Heritage Lottery Fund.
- Roads Asset Management Plan
- Local Transport Strategy
- ICT Strategy
- The development and implementation of the Council's Internal Audit Plan

3.4 These influences will impact on the work of the Directorate in the following key areas:

- The ongoing redevelopment of Inverclyde in partnership with Riverside Inverclyde and Registered Social Landlords.
- The operational governance arrangements for the Regeneration Fund and its ongoing implementation.
- The completion and ongoing implementation of the Council's Asset Management Plan.
- The Central Gourock and Port Glasgow Development projects
- Completion of the Strategic Leisure Sites strategy
- Improved linkages between social, cultural, economic and physical regeneration in Inverclyde.
- The implementation of the Risk Management Strategy
- Continued development of shared services

4 Customer Focus

4.1 The customer base of the Directorate is varied and wide. It includes all Inverclyde citizens, businesses, third and public sector partners, children and their parents as well as Registered Social Landlords (RSLs) In addition, the Directorate also provides support to colleagues within the Council through the functions of Finance, ICT, Legal and Property Assets and Facilities Management.

4.2 Customer engagement takes place through a number of formal and informal routes. In some areas such as the preparation and production of the Local Development Plan there is a statutory obligation to consult with developers and

consultants as well as other public sector and third sectors organisations. This is done through correspondence and meetings.

4.3. There are regular meetings with the business community to promote business support products and employability opportunities, presentations delivered to local architects and surveyors on changes to planning and building legislation. Face to face engagement with Community Council and school children to inform the planning of play areas. For all major schools projects extensive consultation takes place with staff, parents and pupils. Waste Collection has been consulting with local residents in advance and their views taken on board when designing new services such as food waste collection services. There are a number of planned presentations and information sessions in respect of the overall waste strategy and regular feedback is encouraged and acted on. Regular presentations and meetings take place with RSLs and third sector organisations to ensure that they are updated on changes to legislation affecting citizens on benefits and council tax reduction, this is particularly important as the changes introduced by the Welfare Reform Act 2012 are implemented. Every two years there is a citizens panel which provides feedback on service across the whole Directorate. The Customer Service Strategy has also highlighted plans to conduct surveys and questionnaires to provide feedback from the community.

5 Equality

5.1 The Environment, Regeneration and Resources Directorate is committed to ensuring equality of opportunity in everything that it does. The Head of Education chairs the Corporate Equality Group, which takes the lead in ensuring the Council meets its duties under the Single Equality Act 2010.

5.2 Services carry out Equality Impact Assessment on any new or significantly changing policies, strategies and procedures, as well as on budget savings. EIAs completed or planned by the Directorate include:

- Inverclyde Core Paths Plan (completed)
- Inverclyde Economic Regeneration Strategy (completed)
- Inverclyde Local Development Plan:
Main Issues Report (MIR) and post MIR (completed)
- Inverclyde Local Development Plan:
Proposed Plan (pending)
- Customer Service Strategy (completed)

6. Environmental Sustainability

6.1 Environmental Sustainability is a key consideration across the Directorate both internally and externally. Through the Carbon Management team the directorate is educating employees on the importance of recycling office waste, importance of turning off monitors and heating when not in the office. There is a sustainability assessment carried out by procurement for all goods and services over £50k.

6.2 Considerable efforts within the Environmental and Commercial Services are contributing to the Council's and Scotland's sustainability strategies through a number of service areas such as recycling and waste reduction initiatives, newer, cleaner less polluting vehicles, lower energy street lighting and reduced impact road and pavement repairs.

6.3 ICT have introduced a number of initiatives to reduce the Council's energy consumption and therefore reduce our Carbon footprint including energy efficient PCs and servers along with Night Watchman which is an automatic scheduled shutdown. Planned work in the data centre includes reducing the number of servers with energy efficient lighting and fewer and more energy efficient air conditioning unit.

6.4 Property Assets and Facilities Management works towards improving the sustainability of the Council's Property Estate in a number of ways including improving the energy efficiency and water use in buildings, incorporating energy generation in projects, specifying timber from sustainable sources and making waste reduction plans compulsory for Council building contracts

7. Risk Management

7.1 The management of risk is an integral part of the Directorate with service and corporate risks being reviewed and updated on a regular basis. A copy of the latest Directorate Risk Register is attached at Appendix 1.

Risk is focused around four key areas:-

- ❖ Financial
- ❖ Reputation
- ❖ Legal and Regulatory
- ❖ Operational and business continuity

7.2. There are key controls in place across the Council to manage the financial risks. As the Council's budget is reduced and more demands placed on services robust financial monitoring is required to ensure service delivery remains effective whilst delivering value for money. In addition to monthly financial reporting to CMT and reporting to Committee the long term financial strategy is reviewed and approved

every six months by CMT and Council. Our approved three year budget will also provide the timescales to deliver the planned budget reductions.

8. Competitiveness

Directorate Competitiveness Statement

8.1 As part of its requirement to demonstrate Best Value the Environment, Regeneration & Resources Directorate requires to set out its approach to the Competitiveness agenda as part of the Corporate Directorate Improvement Plan.

8.2 Competitiveness is a complex area and is not simply an issue of delivering services for the least cost. Benchmarking of both cost, quality and performance will however play a key part in the on going assessment carried out by Services which make up the Environment Regeneration & Resources Directorate. In addition market testing is carried out within Environment & Commercial Services and Property Assets & Facilities Management Services.

8.3. The recently issued Solace/Improvement Service benchmarking information will also inform areas where the Directorate will focus attention to carry out further detailed internal analysis in addition to learning from higher performing Councils.

8.4 There are six Solace Indicators within the Directorate which are in the 4th quartile, it is intended that during the period of this plan to improve recording and reporting data and examine if there are ways to improve performance. These will be monitored and reviewed through the performance indicators at appendix 1, or as a specific action in the directorate plan.

8.5. A number of Services already participate in well established benchmarking groups such as:

- a) ICT Services – SOCITIM
- b) Environmental & Commercial Services – APSE, SCOTS
- c) Property Assets & Facilities Management – APSE
- d) Finance Services – CIPFA, Treasury Management Forum, PCA
- e) Regeneration and Planning SLAED

8.6 In addition, all Services within the Directorate participate in the Council's Performance Management Framework and report performance via KPI's, SPI's and participate in other informal benchmarking relationships with other Councils.

8.7 As a result of the continued pressure on Council budgets then the services within the Environment, Regeneration & Resources Directorate are delivering services at a high level of performance with less funding in real terms than previous years and this trend will continue over the next 3 year period. This clearly demonstrates improved

value for money in service delivery and officers are committed to continue to drive out efficiencies when the opportunities arise.

9. Corporate Improvement Groups

9.1 The Corporate Director of Environment, Regeneration and Resources is responsible for chairing two Corporate Improvement Groups (CIG): the Asset Management CIG and the Modernisation CIG.

9.2 The Assets Management Corporate Improvement Group is responsible for the overall management of physical assets such as Properties, Roads and open spaces as well as the ICT infrastructure. It oversees three major strategic plans, the Property Asset Management Plan, the School Estate Asset Management Plan and the Roads Asset Management Plan. These Asset Plans identify the major capital investment works the Council requires to make in order to achieve its objectives and the Assets CIG monitors progress on the Capital programme, both in terms of physical progress and financial management, monitoring both the overall cost and the spend profile. The Asset CIG has a sub Group, the Capital and Asset Management Sub Group, which monitors the expenditure on the Capital Programme.

9.3. The Modernisation Corporate Improvement Group oversees a range of modernisation work programmes at a strategic level to ensure all dependencies between the work programmes are coordinated effectively. This programme of work currently includes the development of the Tri-Council ICT Shared Service, the procurement and implementation of the Council's new EDRMS, the piloting of Flexible/Home/Mobile Working methods, the implementation of other major systems and the development and implementation of the Council's Customer Services strategy.

9.4. The Modernisation CIG also oversees the Office Rationalisation Programme, as this is closely linked with the flexible working pilots and the introduction of the new EDRMS.

10. Directorate Resource Statement

Resource Statement

Environment, Regeneration & Resources

Service	2013/14		2014/15		2015/16	
	Net Expenditure £000's	FTE	Net Expenditure £000's	FTE	Net Expenditure £000's	FTE
Director	159	1	159	1	159	1
Regeneration & Planning	4,817	43.59	4,691	43.59	4,274	40.59
Property & Facilities Management	3,656	352.64	3,316	342.04	3,159	330.44
Environmental & Commercial Services	14,328	342.24	14,107	340.24	13,760	331.24
Environment & Regeneration Committee Total	22960	739.47	22273	726.87	21352	703.27
Finance	10088 *	129.52	4,861	127.52	4,981	125.92
ICT	2,145	38	2,176	38	2,019	36
Legal & Democratic Services	1,716	33.08	1,709	33.08	1,580	29.08
Policy & Resources Committee Total	3861	200.6	8746	198.6	8580	191
Environment, Regeneration & Resources Directorate Total	26821	940.07	31019	925.47	29932	894.27

Includes funding for Council Tax Reduction Scheme from Scottish Government, 14/15 and 15/16 funding not yet released.

11. Self Evaluation and Improvement Plan

11.1 The following Improvement Plan for the Directorate covers the 3 year period of this plan and has been developed based on robust self evaluation using both formal (such as external audit) and informal self evaluation techniques (such as service self assessment). A self evaluation toolkit containing a range of self evaluation toolkits has been developed and this will be rolled out across all services and so that self evaluation becomes further embedded in our service planning and delivery on an ongoing basis.

Directorate Improvement Plan

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 01	Service Accountancy	Much Accountancy time is spent on retrospective reporting, little time for value added work.	Improve the budget management by budget holders whilst managing a reduction in Accountancy staff by 4 FTE	Improve systems and associated management information. Improve budget holder knowledge and increase self reliance.	Targeted reporting cycles and project support, prioritisation of ad hoc support, more tailored and bespoke system reports.	Alan Puckrin	Contained within approved resources	All SOAs indirectly but particularly SOA 8
ERR 02	Finance Related Systems	No finance system within SW/FT Face to face and limited telephone payments	Implementation of SW/FT Finance module. Full on-line payment capability 24 hour access. Reduction in face to face payments.	Pilot implemented by March 2013, full roll out programme during 2013/14. Upgrade systems and implement new procedures by September 2015	Project plan, key milestones. Project plan, key milestones	Lesley Bairden Jan Buchanan	Contained within existing resources (CHCP budget). £12,000 from existing resources.	All SOAs indirectly but particularly SOA 8

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 03	Customer Service Centre Develop a Channel Shift Strategy	High proportion of contact is face to face	Greater on line and telephone contacts speeding up service delivery and making efficiencies..	By working with ICT and Corporate Communications to ensure that effective systems and processes are in place to facilitate channel shift. This will be a rolling programme over the next 3 years. Progress will be tracked through the Customer Service Action Plan.	Increased achievement of efficiencies through a reduction in direct customer traffic to the Council and more resolution through lower cost channels	Fiona Borthwick	Any costs will be contained in approved budgets	All SOAs indirectly but particularly SOA 8
ERR 04	Development of the Customer Service Centre	The CSC currently delivers a range of services but requires to be expanded to offer a more holistic approach to customer service in Inverclyde	Expand the range of customer service enquiries at first point of contact.	Migration of appropriate services into the Customer Service Centre for front facing and telephony contact with customers. Progress will be tracked through the Customer Service Action Plan	Increased number of Council Services customer service issues handled by the CSC with efficiencies achieved as a result of more streamlined processes.	Alan Puckrin/Fiona Borthwick	Costs contained within existing budgets savings scored against modernisation workstream.	All SOAs indirectly but particularly SOA 8

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 05	Manage the Welfare Reform Agenda	Significant changes commencing April 2013 requiring joint working within the Council and other parties.	Introduce and deliver the Council Tax Reduction Scheme, the Scottish Welfare Fund and the changes to Housing Benefit legislation from April 2013 and manage the impact of the move to Universal Credit	Oversight from the Project Board with regular reports to Committee on key milestones.	<ul style="list-style-type: none"> Effective systems and processes in place to deliver the new processes from 01 April 2013. Minimal customer complaints Actions on milestone chart being achieved within timescales. Discretionary payments team staying within budget 	Alan Puckrin/Fiona Borthwick	Contained within existing budgets	All SOAs indirectly but particularly SOA 8
ERR 06	Procurement	Strategic Procurement Framework being delivered and achieved conformance PCA status	Deliver strategic Procurement Framework and achieve improved PCA performance.	Monitored via the Procurement Board and regular Committee updates	Continued work on the Strategic Procurement Framework which is measured at Policy and Resources Committee. Improved PCA score as measured by Scotland Excel in 2013.	Brandan Hurrell	Embedded in existing budget	SOA 8

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 07	Data Protection	Developing a suite of documents to harmonise the Council's approach to data protection	Council's approach to data protection fully developed	Develop <ul style="list-style-type: none"> • Training • Policies • Procedures 	All employees and members having awareness raised by 2014	Head of Legal & Democratic Services	Contained within existing resources	SOA8
ERR 8	FOI Publication Scheme	Expiry of current Scheme on 30 May 2013	New Scheme in place for implementation on 31 May 2013	Develop and populate new Scheme by 30 May 2013 liaising with services as required	Completion of notification process in accordance with timescale and external monitoring of Scheme by Scottish Information Commissioner	S Lang/R McGhee	Absorbed within existing staff costs. Printing costs for paper copies to be determined	SOA 2 SOA 8
ERR 9	Community Council Liaison	Service has recently taken over Community Council Liaison role – out of date processes and procedures and gaps in knowledge.	Updated and established processes and procedures in place to reflect best practice.	Develop a suite of guidance materials for use by the service and Community Councils by 31 July 2013.	Improved support and assistance to Community Councils. Feedback from Community Councils.	P. MacDonald	Absorbed within existing staff costs.	SOA2 SOA8 Act R
ERR 10	RIPSA	Recommendations re improvements to be made at last inspection by Surveillance Commissioner	Implement recommendations before April 2014	Carry out actions required to meet recommendations. Report to Council on progress	Commissioners report - to be issued following next inspection in Spring 2014	Fraser Jarvie		SOA8 SHANARRI INDICATOR (S)

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 11	Risk Management	A risk management strategy has been developed for the Council and has been included within a number of key policies and procedures.	Implement and embed risk management in key business/management processes.	Develop a Risk Management action plan by 31 August 2013 Action plan fully implemented by 31 March 2015.	Regular reporting to Audit Committee on Action Plan progress.	A Priestman	Contained within existing budget.	SOA 8
ERR 12	Property Assets Management	Council occupies a considerable number of buildings, many of which are older inefficient properties	Reduce the number of buildings, refurbish and improve the efficiency of use of those remaining. Asset Management Plan includes the refurbishment of Greenock municipal buildings, Central Library Offices, Wallace Place and creation of new Port Glasgow Office and the closure of Cathcart house, West Stewart Street Office, Newark House, Strone office and others.	Asset Management Plan agreed, implemented and ongoing with funding in place. Projected completion by summer 2014	Budget reductions for property expenditure including utility bills.	A Gerrard G Fisher	£29.13m	SOA 3 SOA 7 SOA 8

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 13	PAFM - School Estate Management Plan	Plan is now in ninth year of implementation with most major projects complete or on site	Plan complete with all schools replaced or fully modernised	Complete current projects and complete Primary school Refurbishment Programme	All properties rated A or B for Condition and suitability	E Montgomery	£200million approx	SOA3 SOA6 SOA7
ERR 14	Grounds asset management	Developing an asset plan for land and open spaces within the remit of Grounds Services Works have commenced on into 3rd year of 10 year play area strategy. Cemetery Development Plan at feasibility stage.	Fully developed Land asset plan to include open spaces cemeteries and play strategies and play area provisioning	Continue phased play area development Identify Cemeteries implement next phase of investment in 2013/14. Ongoing site by site condition assessments to inform budget setting priorities.	Asset strategy agreed to include play areas, cemeteries, parks and open spaces	Ian Moffat	Play areas £295,000 to 2013/14 Cemeteries £2 million capital £120k per annum revenue at conclusion Other costs subject to funding provision.	SOA 8
ERR 15	Roads Network	Priority works have been identified in respect of the maintenance Roads Asset Management Plan (RAMP) developed.	Maintain and improve the quality of the roads network infrastructure	Options report has been prepared for consideration in due course by Council. For priority works funding has been identified through supported borrowing and CFGR for prioritised works in 2013/14	Completion of works as identified and reported in the Environmental Capital Programme and regular Committee updates on progress	Ian Moffat	RAMP is subject to funding agreement £4.5 million for 2013/15 for prioritised works	SOA 8

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 16	Economic Development	Tourism opportunities	All available tourism opportunities are maximised	Utilisation of current tourism action plan	Measurement of specific targets and steam statistics	Head of Regeneration & Planning	Included in business development and RI budgets..	SOA1, SOA2, SOA3, SOA6 Achieving
ERR 17	Planning Policy	Implementation of the Carbon Management Plan 2012-2017	Reductions in carbon dioxide emissions		15% reduction in carbon dioxide emissions from energy & transport by 2012-13 from a baseline of 2007-08 via; 15% reduction in carbon dioxide emissions from energy use in buildings; 5% reduction in carbon dioxide emissions from fleet transport; 5% reduction in carbon dioxide emissions from staff business travel; 3% reduction in carbon dioxide emissions from street lighting.	Head of Regeneration & Planning		SOA7

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 18	Building Standards	Improve the speed and quality of building warrant assessment and compliance with building standards.	Compliance with nationally agreed Local Authority Building Standards Scotland (LABSS) and Scottish Government Building Standards Division (BSD) Continuous Improvement Plan	Undertake procedural changes identified as Key Performance Outcomes, completion dates staged	Establishment of agreed processes and compliance with time targets	Head of Regeneration & Planning	No specific identified expenditure required.	SOA8
ERR 19	Development Management	Improve the efficiency of the planning application and enforcement process	Compliance with targets set in the Planning Service Improvement Plan	Encourage use of the ePlanning system, work with customers to deliver faster planning decisions and review the Planning Enforcement Charter	Increase in planning applications submitted online, faster delivery of planning decisions and more efficient planning enforcement.	Head of Regeneration & Planning	No specific identified expenditure required.	SOA8
ERR 20	Software Asset Management	Internal Audit has identified a number of weaknesses in our SAM	Be confident that all software deployed on the network is fully licensed and all asset records are accurate.	Working with services and suppliers and services to ensure compliance	Audit actions completed in a timely manner	HOS	Unknown at this point.	SOA8
ERR 21	Riverside Inverclyde	Mid Term Review of URG performance	Deliver Operating Plan	Ongoing monitoring and review against RI milestones	Annual report and successful delivery of the projects	Director ERR	Contained within existing budget	SOA3

Ser	Area of Directorate Activity	Where are we now?	Where do we want to be?	How will we get there (including timescale)?	How will we know we are getting there?	Who is responsible?	How much will it cost?	Community Plan/SOA, SHANARRI
ERR 22	Repopulation initiatives, stabilise population	No action plan in place	Stabilise population within Inverclyde	Develop and implement action plan	Review and monitor population figures	Director ERR	Funded from £1m EMR	SOA3 SOA7

APPENDIX 1 – Performance Indicator Template

Key Performance Measures	Performance			Target 2013/14	Upper Limit*	Lower Limit*	Rank / National Average
	2010/11	2011/12	2012/13				
Creditor Payments	94.37%	95.59%	96.03%	96.5% (target)	97%	95%	Joint 2 nd 2011/12
Council Tax Collection In Year	94.03%	94.23%	94.18% 95.58%	94%	94.5%	93.5%	25 th 2011/12
Benefits Processing - New Claims - Change of Circumstances	29 days 6 days	21 days 6 days	23 days 6 days	23 days 8 days	26 days 9 days	20 days 6 days	5 th 2011/12 9 th 2011/12
Procurement Work stream Savings	£415k	£301k	£299k	£153k	£180K	£120K	N/A
Procurement Compliance Assessment (PCA)	15%	34%	47%	55%	60%	60%	16 th 2012/13

Key Performance Measures	Performance				Target 2013/14	Upper Limit*	Lower Limit*	Rank / National Average
	2010/11	2011/12	2012/13	2012/13				
Property Maintenance Client Satisfaction Surveys	85%	82%	85%	86%	90%	82%		
Property Maintenance Service Response Times	84%	94%	90%	92%	95%	85%		
Facilities Management Free Meal Uptake			No data.					
Primary	82.29%	73.75%	74%	75%				
Secondary	56.77%	54.1%	56%	58%				
Special	72.29%	64.33%	65%	66%				
Facilities Management Paid Meal Uptake			No data.					
Primary	52.17%	44.01%	45%	54%				
Secondary	59.95%	33.23%	34%	35%				
Special	51%	53.41%	54%	55%				
Variance between Accepted Tender and agreed Final Account	4.50%	-6.26%	8.24% incomplete data	<5.00%	5.00%	NA		

Key Performance Measures	Performance			Target 2013/14	Upper Limit*	Lower Limit*	Rank / National Average
	2010/11	2011/12	2012/13				
Waste Management – Refuse Recycling	31.5%	41.9%	49.3%	50%	58%	45%	47%
LEAMS Cleanliness standards	76%	72%	71%	70%	76%	67%	70%
Traffic Lights - Faults repaired within 48 Hours	100%	78.6%	94%	98%	99%	90%	No data
Street Lights – Faults repaired within 7 days	94.2%	99.7%	98%	95%	98%	90%	Top Quartile (national Average is 90.2%)
Street Lights – Lighting columns beyond expected service life	35.4%	30.8%	29.5%	29%	35%	25%	2011/12 (In Third Quartile - Ranked 24th out of 32)
Percentage of 'A' Class roads that should be considered for maintenance treatment	29.3%	30.7%	32.7%	31%	36%	26%	2012/13 (In Third Quartile - Ranked 24th out of 32)
Percentage of 'B' Class roads that should be considered for maintenance treatment	38.4%	42.0%	44.3%	43%	48%	38%	2012/13 (In lowest Quartile - Ranked 29th out of 32)

Percentage of 'C' Class roads that should be considered for maintenance treatment	44.7%	50.7%	47.4%	46%	51%	41%	2012/13 (In lowest Quartile - Ranked 28th out of 32)
Percentage of 'Unclassified' roads that should be considered for maintenance treatment	48.7%	49.0%	51.1%	51%	56%	46%	2012/13 (In lowest Quartile - Ranked 28th out of 32)
Potholes: Category 1 (Emergency/Urgent); R.1 response to make safe/repair within 24 hours of identification	14%	33%	70%	90%	100%	85%	No data
Potholes: Category 2 (High Risk); R.2 response to make safe/repair within 7 days of identification	32%	30%	26%	80%	90%	75%	No data
Potholes: Category 3 (Medium Risk); R.3 response to repair within 28 days of identification	N/A	N/A	14%	90%	95%	75%	No data

Key Performance Measures	Performance			Target 2013/14	Upper Limit*	Lower Limit*	Rank / National Average
	2010/11	2011/12	2012/13				
Reduced number of people on key benefits as a result of Inverclyde Employability and Inclusion Programme.	10, 550	10, 320	10, 450	10,200 to Scottish Average Rate	N/A	N/A	
Number of MA Places	43	46	47	50	57	47	SDS Contracted
Number of GRW Places (Note from April 2013, GRFW will no longer exist in current format)	35	58	30	40	45	30	SDS Contracted
% of Property Enquiries fulfilled within 28 days	100%	100%		100	100	90	
Number of Business/Property Assists	95	78		50	50	40	
Percentage of all planning applications decided in under 2 months	79%	78%		80%	90%	70%	68%
Percentage of householder planning applications decided in under 2 months	87%	88%		90%	95%	85%	84%
Percentage of building warrants assessed within 20 working days of registration	84%	85%		100%	N/A	85%	

Key Performance Measures	Performance			Target 2013/14	Upper Limit*	Lower Limit*	Rank / National Average
	2010/11	2011/12	2012/13				
Incident Resolution Times	87.07%	85.30%	92.46%	85%	95%	80%	
Service Request Resolution Times	91.50%	92.03%	93.13%	85%	95%	80%	
Network Availability	100%	100%	99.94%	99.5%	100%	99%	
Key Applications Availability	100%	100%	100%	99.5%	100%	99%	

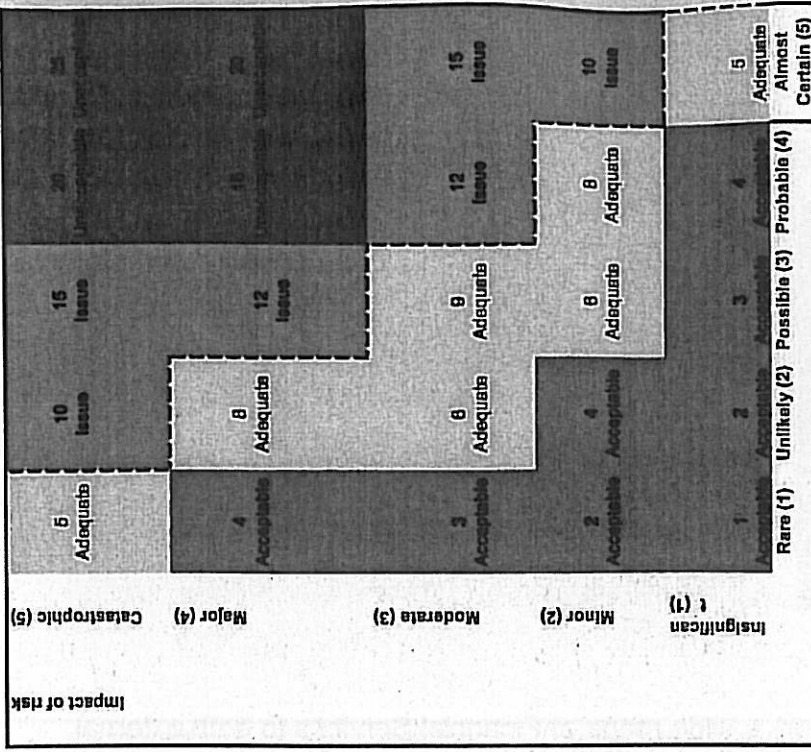
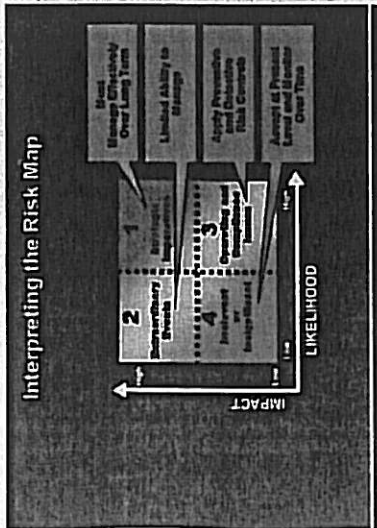
Risk Status as at 13/3 for 2013/2015 Activity

Corporate/Directorate Plan: Environment, Regeneration and Resources

Risk No	Risk Category	Description of Risk Concern	IMPACT Rating (A)	LIKHOOD Rating (B)	Quarant	Risk Score (AxB)	Who is Responsible? (name or title)	Additional Controls/Mitigating Actions & Time Frames with End Dates
ERR01	OC	Improvement actions are not supported at a strategic level resulting in non-delivery of actions. Factors of this risk include: Lack of support/buy in from Services; Management information is not sufficiently focussed and understandable.	3	2	2	6.0	CFO	GDIP has been approved by Committee. Regular monitoring of action implementation will be undertaken by DMT and updates provided to Committee. Areas of concern will be escalated as appropriate.
ERR04	FRIOC	Fail to expand the range of customer services enquiries at final point of contact resulting in service improvements not being delivered in a timely manner or at all. Factors of this risk include: Financial resources are not in place or are not adequate; project planning is not undertaken or is not adequate; lack of buy support from services involved.	4	2	2	8.0	CFO	Programme management procedures will be implemented. Project plans will be developed and implemented. Relevant staff from services will form part of the projects.
ERR07	UBR	Fail to develop the Council's approach to data protection resulting in potential breaches of the Act and potential for regulatory censure under fines. Factors of this risk include: Training programme is not developed and disseminated to all staff; Policies and procedures are not developed and disseminated to all staff; lack of support at a strategic level on the importance of data protection compliance.	3	3	1	9.0	Head of Legal and Democratic Services	A training programme is being developed and will be rolled out to all staff during 2013/14. Policies and procedures have been developed in relation to DPA and these are published on ICON.
ERR18	FR	Fail to manage utilities consumption in all areas resulting in savings not being fully achieved. Factors of this risk include: utilities consumption measures are not implemented across all areas; lack of buy in or support from services.	2	3	3	6.0	Head of Property Assets and Facilities Management	Regular updates are provided to Chief Officers for dissemination to start within their Services. A multi service energy management Group has been established. A key objective of this group is to regularly promote and implement the necessary utilities consumption measures.
ERR23	FR	Fail to implement the flood action plan resulting in prioritised issues not being addressed. Factors of this risk include: insufficient resources available to deliver on schemes to solve issues; inability to get matched funding from SG.	4	2	2	8.0	Head of Environmental and Commercial Services	Prioritised works have been identified and solutions to deliver on these will be progressed in house or through third parties during 2013. This forms part of the Capital Programme and regular committee reports are prepared showing progress.
ERR33	FR	Fail to implement the carbon management plan resulting in the target reductions not being achieved. Factors of this risk include: inconsistent practices being carried out across services; do not promote carbon management initiatives across the Council; inadequate resources available within services to deliver initiatives.	3	2	2	6.0	Head of Regeneration and Planning	Continue to develop schemes and seek matched funding from Scottish Government. Carbon management initiatives have been prioritised and targets have been set. A working group has been set up which includes key services involved in the promotion and roll out of the initiatives.
ERR39	RIOC	Fail to implement new web site strategy resulting in out of date web site; lack of expected functionality for service users; other improvement actions not being delivered as required eg hot on-line payment capability.	4	3	1	12.0	Head of ICT/Corporate Communications Manager	It is planned that regular progress reports will be provided to Committee on achievement of the plan. Project plan will be put in place to may requirements and ensure resources are in place including financial and people. This will require a training plan for staff. Engagement will require to take place with suppliers, corporate communications and key services.

CDIP - ERR risk register

Key: see diagram



Risk Key:

Financial: Losing resources or incurring liabilities.

Reputational: The Council's image. Loss of public confidence.

Legal/Regulatory: Claims against the Council. Non-compliance. Regulatory or contractual breach.

Operational/Continuity: Service delivery/process failure, targets missed.

2.8 Finance Service Statement



Overview of Service

Finance Service delivers a wide range of Financial Services to both external customers and internal services. These services cover the traditional core services of Accountancy, Treasury, Insurance, Banking, Council Tax and Benefit processing to Corporate Procurement and the Customer Service Centre.

Statement of Service Objectives

Accountancy

- Comprehensive financial management service to all parts of the Council including essential business support to front line services
- Technical Accountancy including statutory finance requirements set out by Scottish Government and Audit Scotland
- Essential business support to the Council including Treasury, Insurance, Banking, Creditors & Client Finance Support to the CHCP.

Revenues

- Billing and collection of Council, Tax, Non Domestic Rates and Sundry Debt.
- Collect monies on behalf of Scottish Water and ensure compliance with the Service Level Agreement
- Debt recovery for the Council in partnership with the Council's Debt Management Partner.

Benefits and Customer Services

- Management and provision of an effective Housing Benefit and Council Tax Reduction Service
- Protect the public purse through effective prevention of error and fraud.
- Ensure that legislative changes are fully planned and implemented in line with National and Statutory requirements, while also ensuring that local factors are taken into consideration.
- Provision of effective Customer Services and that liaison is in place with key internal and external stakeholders such as JobCentre Plus, Registered and Social Landlords, CHCP and Third Sector Organisations.
- Development and delivery of the Council's Customers Service Strategy.
- Administering discretionary payments arising from Welfare Reform.

Corporate Procurement

- The implementation of a consistent approach to supplier and contract management in order to drive value from new and existing contracts.
- Support local businesses and SMEs via open and transparent tendering procedures that incorporate Community Benefits where applicable
- Implementation of Procurement Strategies for high value contracts to deliver better services and best value

Service Standards

- Delivery of high quality qualification free annual accounts are published on the website at the following link.
<http://www.inverclyde.gov.uk/council-and-government/performance/how-we-use-our-resources/annual-accounts/>
- Paying suppliers within the 30 day statutory period
- Processing Benefits payments within 24 days and processing benefit claimants change of circumstances within 6 days. More details can be found on our website at the following link.
<http://www.inverclyde.gov.uk/advice-and-benefits/>
- Council Tax Collection Target 96.5%

Contact Us

General Enquiries by contacting the Customer Service Centre on 01475 717171

Specific Procurement enquiries e-mail: procurement.helpdesk@inverclyde.gov.uk

Legal & Democratic Service Statement

Legal & Democratic Services provide a range of comprehensive services, comprising both front line and support services in relation to:

- The administration of Committees
- Services to Members
- Legal Services
- Internal Audit
- Licensing

Services are delivered through five teams.

Committee Services

- Services for the efficient organising and administering of the Council and its Committee structure and the recording of its decisions.
- The co-ordination of Freedom of Information responses for the Council's Services; responsibility for the Council's Scheme of Publication.
- Keeping the Council's Corporate Governance Framework up to date.

Services to Members

- A confidential, comprehensive, administrative and secretarial service to the Council's 20 elected members, including the Leader of the Council and Provost.
- Research, members' training and development.
- Dealing with constituent enquiries and surgery arrangements.
- Comprehensive administrative service to Inverclyde Children's Panel and Children's Panel Advisory Committee (from June 2013 Inverclyde Area Support Team).

Procurement and Conveyancing

- The sale, purchase and lease of land.
- Advising on Planning Law matters and the administration of the Planning Local Review Body.
- Providing advice and assistance in relation to all contract and procurement matters, including ensuring compliance with the European Procurement regime and the Council's Standing Orders.
- Freedom of Information reviews and Community Council liaison.

Licensing, Litigation and Advice

- Administration of the Licensing Board and associated regime under the Licensing (Scotland) Act 2005 and elements of the Gambling Act 2005.
- Administration of Civic Government Licensing and the General Purposes Board in relation to Taxi Licensing and other matters.
- Litigation and advice including that relating to Employment Law matters and Tribunals, Education, Anti Social Behaviour, Child and Adult Protection, Adults with Incapacity, Permanency Planning and the Adoption Panel.

Internal Audit

- Audit services to the Council as well as services in relation to risk management and business continuity.

Service Standards

- Progressing all applications for licences in terms of the relevant statutory timescales.
- Ensuring the Council's contractual arrangements comply with the statutory regime.

Property Assets and Facilities Management

Service Statement

1. Overview of Service

Property Assets and Facilities Management provides a comprehensive property service to the Council. This includes management of the Council's General and Education property portfolios, multi-disciplinary design service and full facilities management service. It has six service areas, detailed below.

Technical Services

- To provide Design and Project Management Services for new build and refurbishment contracts
- To carry out option appraisals and feasibility studies

Property Resources

- To provide Quantity Surveying and Cost Management Services for new build and refurbishment contracts.
- Statutory duties services including Asbestos Management, disabled access, fire risk assessment, water quality/legionella, gas soundness, fixed electrical installations, portable electrical appliances, lightning protection installations and lift installations

Property Assets

- To maintain an up to date Property Assets Management System
- To Identify surplus and underused or inefficient properties
- To liaise with other services to provide better and more efficient operational properties
- To dispose, by sale or lease, surplus properties
- To acquire, by purchase or lease, additional properties required
- To manage non operational properties where occupied
- To maintain and return SPI's including DDA, Suitability and Condition,

Construction Services

- To carry out repairs and Maintenance and Minor projects works Contractor for Council properties
- To provide an Aids & Adaptation works service for the Inverclyde Care & Repair Service.
- To provide a reactive and proactive Property Maintenance service for all Council properties, utilising both the Council's own in house contractor and external contractors.

Facilities Services

- To provide Catering Services for Schools and Social Care Facilities
- To provide Cleaning Services for all Council premises
- To provide Janitorial, Caretaking and Let Officer Services to Schools
- To operate Public Conveniences

School Estate Team

- To develop the Council's School Estate Strategy
- To develop an investment plan for each school
- To manage the Council's Public Private Partnership (PPP) Schools
- To progress the Council's proposals for major Secondary schools projects

- To progress the refurbishment of all remaining Primary, Nursery and Special schools
- To manage the maintenance programme for all schools

2. Statement of Service Objectives

- To ensure that the Council's Property portfolio is fit for purpose.
- To ensure that the Council's property portfolio is run as efficiently as possible and that surplus properties are disposed of
- To ensure that the Council's property portfolio is properly maintained.
- To ensure that all statutory inspections are carried out, appropriate records are kept and properties are maintained in a safe condition
- To reduce the carbon footprint of the property portfolio.
- To ensure that all building projects are well designed and carried out economically and to a high standard..
- To ensure that all Council property is, as far as is possible, accessible to staff and customers with disabilities.
- To ensure that Facilities Management services are delivered to a high standard.

3. Our Commitment to our Customers

We are committed to:

- Providing a high quality service which ensures that Inverclyde Council has a modern and efficient building stock fit for purpose.
- Providing clear reliable and accurate information.
- Making contacting us easy and straightforward.
- Providing a service that you regard as effective and would recommend.

4. What You Can Expect From Us

- We will ensure that property is as suitable for its use, sufficient for the occupants needs and in as good condition as possible, within the constraints of available budgets.
- We will liaise with you to ensure building works meet your needs.
- We will respond timeously to requests for assistance.

5. How You Can Help Us

In order to ensure that we are meeting the above standards and providing you with a quality service, you can help us by:

- Providing a clear Brief or description of your requirements.
- Reporting faults promptly and to the appropriate officer..
- Telling us if we have exceeded your expectations or have not delivered a service to your satisfaction.

6. How to Contact Us

You can contact us at Property Assets and Facilities Management, Inverclyde Council, 6 Cathcart Square, Greenock PA15 0LS (tel: 01475 712406)

Environmental & Commercial Service Statement

Overview of Service

Environmental and Commercial Services provide a wide range of Public sector front line services. The majority of these services are provided to the Councils residents, Local Community Groups and businesses within Inverclyde on a planned and systematic basis.

Our Service Vision is simple; we have a passion for people, and strive to deliver high quality value for money services to our customers.

In order for us to achieve our vision we are fully committed to developing and empowering our greatest asset, our people. Everything that we do is underpinned by having a passion for excellent employment practice and the delivery of first class customer service.

Our Commitment to our Customers

We are committed to:

- Providing Best Value services which provide positive outcomes for our customers.
- Providing a safe and rewarding working environment for all our employees
- Putting service quality at the heart of what we do.
- Maintaining and building upon strong working relationships with our customers and communities.
- Listening and responding to our customers to ensure continual improvement.
- Providing a service of choice.

What you can expect from us

We will provide a professional level of services across all our functional areas
Requests for services and enquiries will be dealt with within agreed timescales.
We will ensure that our customers know what levels of service to expect.
We will consult with you in respect of any significant changes to your services

In specific terms each service has a commitment for its own area of activity high level activity details are listed below.

Grounds services

- The maintenance of Council owned parks and open spaces including all planting and arboriculture works.
- The management and maintenance of Whinhill golf Club
- Street cleaning services including mechanical and manual cleaning and the achievement of a 70% standard of cleanliness for our streets.
- Fly tipping removal and associated works.
- The development and implementation of an area wide asset plan to include play areas, open spaces and cemeteries.
- The operation of the Council's crematorium and cemeteries
- A dedicated and discrete appointment system for the registration of births and deaths, submission of notice papers and uplift of marriage schedules.

- Cremation or burial services will be attended to by an experienced member of staff to ensure that the funeral is carried out in a dignified and professional manner adhering to the Federation of British Cremation Authorities Code of Practice

Roads and Network Management

- The planned and ad hoc maintenance and management of Inverclyde adopted Roads Network including pavements, paths and car parks.
- The repair of 90% emergency potholes within 24 hours of identification and the repair of 80% of high risk potholes within 7 days
- The maintenance and repair of street lighting, and common lighting and traffic light maintenance. Including the repair of 95% street lights within 7 days and The repair of 98% of traffic lighting faults within 48 hours
- Planned and emergency winter maintenance services including gritting and snow clearing.
- Roads design and consultancy services.
- Bridge maintenance and management.
- Flood prevention including the management of reservoirs, associated watercourses, culverts and dams.
- Gully emptying and maintenance.
- Provision of road closures and support major events requiring traffic management controls.
- The development of a comprehensive and integrated transport strategy in partnership with a number of agencies (e.g. SPT)

Waste Management

- The collection of waste and recycling on a regular day or days and notification of changes to collection schedules in advance.
- The recycling of 50% of material from households within Inverclyde.
- The provision of commercial waste collections from businesses.
- Bulk household waste collections from households.
- The removal of abandoned vehicles.
- The provision, management and servicing of recycling centres at Pottery Street and Kirm Drive.
- The provision management and servicing of bring sites throughout Inverclyde.
- The operation of the waste transfer station at Pottery Street.
- The management of the Materials Recycling Facility at Ingleston park

Fleet and Transport

- Fleet management including the provision of fuel, MOT's , road fund licenses for all our internal service users.
- The planned and ad hoc maintenance and servicing of the Council's vehicle fleet and plant items to an appropriately high standard.
- Customers are advised of repairs and likely durations and costs which are identified at the outset.
- Social Transport services are provided on time and take the needs of our users into account.
- Taxi testing is carried out in accordance with best practice principles and all works are advised to operators.

Our Commitment to our Customers

We are committed to:

- Providing Best Value services which provide positive outcomes for our customers.
- Providing a safe and rewarding working environment for all our employees
- Putting service quality at the heart of what we do.
- Maintaining and building upon strong working relationships with our customers.
- Listening and responding to our customers to ensure continual improvement.
- Providing a service of choice.

How you can help us

In order to ensure that we are meeting the above standards and providing you with a quality service, we encourage our customers to

- Consult and engage with our staff
- To provide feedback on their experiences of our services
- To suggest improvements or ways we can do things better

How to Contact Us

You can contact Environmental and Commercial through Inverclyde Councils Customer Contact Centre Inverclyde Council Municipal Buildings Greenock PA15 1LY

Tel: 01475-717171

Or e mail

customerservices@inverclyde.gov.uk

Regeneration & Planning Service Statement

The Regeneration and Planning Service seeks to contribute towards a safe and sustainable Inverclyde based on a thriving, diverse local economy supported by educated and informed citizens.

Through customer engagement and work practices the Service is open for business, provides certainty, and promotes high quality and sustainable development on the ground within an efficient and effective decision making process and a culture of continuous improvement.

Delivery is via three Service areas:

Development and Building Standards

Development Management:

- Planning applications
- Planning enforcement
- Tree preservation
- Conservation/design

Building Standards:

- Building warrants
- Building standards enforcement
- Licensing advice

Economic Development

Workforce Development:

- Learning and skills to improve the employability of those out of work
- Connecting individuals and communities to economic opportunities

Business Development:

- Advice, grants and loans to help businesses compete and grow
- Marketing support
- Tourism

Planning Policy and Property

Planning Policy:

- Glasgow and the Clyde Valley Strategic Development Plan
- Inverclyde Local Development Plan
- Lower Clyde Greenspace and Access
- Green Charter
- Carbon management

Property:

- Commercial and industrial property lets

ICT Service Statement

1. Overview of the Service

The ICT Service delivers ongoing management, support and delivery of all aspects of ICT. This includes the provision of strategic advice, technical support, project management, implementation and operational support for all corporate systems. The service delivers a stable and secure ICT infrastructure environment and is the Technical Authority for the various Inverclyde Council owned networks, including the technical infrastructure to allow remote and mobile working.

ICT Service Desk

- Single point of contact for reporting incidents and service requests
- Provide all desktop support services
- Manage incidents, fault resolution, problem solving and advice in line with service level agreement targets
- Provide ICT Service Level Management
- Manage all ICT configuration and asset management
- Manage the Council's software licences
- Carry out installations, moves, upgrades

Application Delivery/Business Solutions

- Oversee the initial implementation and ongoing support for applications and databases within the council
- Engage with client services to ensure that planned systems developments are compatible with the Council's existing infrastructure
- Design and support of integration software
- Ensures that the programme of system development is in line with Council's strategic plans
- Web development and web site management
- Bespoke applications development

ICT Infrastructure

- Design, manage and support the Council's ICT networks, server and storage estate
- Manage and support all communication technologies deployed within the Council, including WAN and LAN services, Wi-Fi, telephony, voicemail, contact centre and Internet access.
- Provide information and IT security services, including all anti-virus, Internet management and email filtering
- Manage the ICT Business Continuity arrangements
- Manage the Council's back-up and archiving solutions

Project Management

- Provide a full range of project management services for implementing corporate solutions
- Provide project/programme office support services
- Assess options for re-engineering business processes where appropriate
- Provide business analysis and benefits realisation capabilities

2. Statement of the Service Objectives

- To promote an understanding of the Council's ICT provision to enable efficient delivery of Corporate strategic objectives
- To continue to deliver a culture of high quality ICT service delivery and improvement within the Council
- To engage effectively with our customers and use their feedback to improve service delivery

SOA8 - Our public services are of high quality, continually improving, efficient and responsive to local people's needs.

SOA6 - A nurturing Inverclyde gives our children and young people the best possible start in life.

3. Our Commitment to our Customers

We are committed to:

- Providing a high quality fit for purpose service to meet our customers' needs
- Providing efficient communication channels to deliver key council information to staff
- Providing an effective and professional service.

4. What you can expect from us

The ICT service desk is available Monday to Thursday 8.30am – 5.30pm and Friday 8.30am – 4.30pm. Your calls will be answered promptly and if possible your call will be resolved immediately. Otherwise we will endeavour to deal with your request in line with the published Service Level Agreement times.

We will provide a high level of system availability and will endeavour to provide solutions of a high quality within agreed service levels.

We will engage professionally with other council services to deliver cross directorate projects

5. How you can help us

We strive to deliver the service that we have promised. We welcome feedback on any aspect of your experience of our service. Occasionally we will ask you to respond to service level surveys to enable us to continually improve.

6. How to contact us.

You can contact us:

By telephone – (01475) 712345.

By e-mail – Servicedesk@Inverclyde.gov.uk

Report To:	Environment and Regeneration Committee	Date:	2nd May 2013
Report By:	Head of Environmental and Commercial Services	Report No:	ERC/ENV/IM/13.157
Contact Officer:	Willie Rennie	Contact No:	714761
Subject:	Play Area Investment		

1.0 PURPOSE

- 1.1 The purpose of this report is to update Committee on the progress of the Council's play area investment programme in respect of works in progress, and to seek approval as regards the next stage of the programme.

2.0 SUMMARY

- 2.1 Inverclyde Council's play area strategy was approved in March 2010. Based on the approved strategy an initial programme of improvement works was approved in August 2010 and further tranches agreed in May 2011, August 2012 and January 2013.

The majority of projects approved to date are complete, only five remain in progress. Work on four of these remaining projects is underway either on-site or in the design/procurement phase. Four of the projects are solely Inverclyde Council funded ventures i.e. Battery Park outdoor gym and skatepark, Jacobs Drive and Gibshill play areas, and the fourth site at Sir Michael Street is being installed in partnership with Greenock Central Residents Action Group (GCRAG) and the Big Lottery.

- 2.2 Ownership of the Sir Michael Street site is split between Inverclyde Council and Network Rail and both parties have agreed to lease their respective land to GCRAG to permit the play area to be constructed. At the time of writing the lease document has not yet been signed, however progress has been made since the matter was last reported to committee in that the terms of lease have largely been agreed and the process is in the final stages.

In the interim, tender were invited by GCRAG's agent and a contractor will be appointed as soon as the lease is signed.

As regards the Gibshill project, the proposed site is on land currently owned by River Clyde Homes and discussion is therefore ongoing re the transfer of the land to Council ownership.

- 2.3 Since the January update to committee the Burns Square play area in Larkfield has been completed. The play area is proving to be a big hit with local children and is always busy.

The outdoor gym for Battery Park had been expected to be in place by March, however the procurement process took longer than initially anticipated and the revised date for project completion is June 2013.

- 2.4 There is an available budget of £300k for the period 2013 through 2016. This report recommends that £100k is allocated for investment in existing play areas and that the £200k balance is used to install three new play areas in areas with an identified gap in play area provision.

3.0 RECOMMENDATIONS

- 3.1 That the committee approve the available play area investment budget of £300k to be spent on:
- £100k to deal with major repairs and minor refurbishments of existing sites, with spend prioritised by officers based on technical assessments and condition reports.
 - £200k for the installation of three new play areas at:
Devol (Barrs Brae), Port Glasgow
Drumillan Hill (Braeside), Greenock
Castle Levan (Taymouth Drive), Gourrock
- 3.2 The committee remit to the Head of Environmental & Commercial Services to proceed to install three new play areas on the designated sites through further detailed design, producing tender documents, selecting tenderers and appointing the most economically advantageous tenderers.

Ian Moffat
Head of Environmental & Commercial Services

4.0 BACKGROUND

- 4.1 Inverclyde Council started a major play area investment programme in 2008/09 and to date over £2.1m has already been invested or is earmarked for investment in play areas across the district. The Council's Play Area Strategy was adopted in March 2010 to better direct the significant sums being made available to improve and sustain the district's play areas.
- 4.2 Funding of £300k is allocated in the period 2013 through 2016 to further progress the aims of Play Area Strategy and the Council's Nurturing Inverclyde vision.
- 4.3 The investment made to date has created an establishment of modern well equipped play areas across the district, there are still some gaps in provision to be dealt with, but in the three years since the investment strategy was adopted significant progress has been made and all of the old sites that were previously not fit for purpose have been dealt with – which was the first priority of strategy.

Subsequent phases of investment now need to concentrate on the other two key aims of the strategy, which are (i) continue to invest in current sites in a planned way so as to sustain the establishment of play areas as viable, safe and valued community assets (ii) invest in the provision of new sites to meet identified gaps in provision in specific localities.

5.0 PROPOSALS

- 5.1 In order to meet the sustainability aim of the Play Area Strategy it is proposed to allocate £100k of the £300k available over the next three years to deal with major repairs and minor refurbishments of existing sites, with spend prioritised based on technical assessments and condition reports of each site. For example, modern safety surfacing is susceptible to wear and to vandalism and expensive to repair. Revenue budgets will deal with minor repairs but will not be sufficient to repair large areas of safety surfacing or replace worn out or damaged play units. It is proposed that officers be given delegated authority to allocate funding as required over the three year period.
- 5.2 The January 2013 report to committee reported on the gaps in play area provision across the district and three locations were suggested as potential sites for new play areas, the sites in question being:
- Devol (Barrs Brae), Port Glasgow
 - Drumillan Hill (Braeside), Greenock
 - Castle Levan (Taymouth Drive), Gourrock

It is proposed to allocate the balance of the available funding, £200k, for the installation of new play areas on these sites.

- 5.3 **Devol, Port Glasgow:** the site in question is to the east of Barrs Brae and south of Moray Road. The reference to Devol is made due to the neighbourhood being the most populous in the vicinity with a pronounced gap in play area provision. The site being proposed is not actually within the Devol estate, but it is within reasonable walking distance. The land in question is owned by the Council so there would be no additional costs to acquire it. A play area on this site would also serve the Dougliehill and Whitecroft neighbourhoods. To date no local consultation has taken place.
- 5.4 **Drumillan Hill (Braeside), Greenock:** the potential site is on Council land which previously housed a play area several years ago (15+), located to the south east of Braeside Road, adjacent to the site of the old St Gabriel's school, which is at present a vacant plot. The Larkfield, Branchton and Braeside Community Council have made representations through their ward councillors for a new play area to be installed in the Braeside area.

5.5 **Castle Levan/Cloch Rd/Trumpethill, Gourock:** on Council land at Taymouth Drive. The plot in question previously housed a Council play area, but it was removed circa 15 years ago due to persistent drainage problems on the site. The drainage problems continued despite ditch clearing work carried out in 2012. The plot is directly downhill of Gourock Golf Course and surface water sheds onto the site. Since the January 2013 report to committee a new drain has been installed, but it is anticipated that further drainage work would have to be included in the design of any new play area on the site.

6.0 IMPLICATIONS

6.1 **Financial:** The proposals include the installation of three new play areas, which will bring with them increased revenue costs, in terms of day to day maintenance for custodial type duties such as cleansing, litter clearance and safety checks. There will also be additional costs in the future to deal with minor mechanical type repairs due to equipment wear and tear, replacement parts, painting etc. It is recognised that the Council have just recently set a three year budget, so it is proposed to reprioritise the grounds maintenance section's workload to incorporate the custodial duties associated with the new play areas and therefore contain the costs within existing budgets. As regards the costs associated with replacement parts etc., if the proposal to allocate £100k of the available investment funds to sustain existing stock is approved, then this element of the maintenance costs of the new play areas will also be contained within existing revenue budgets.

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report £'000	Virement From	Other Comments
CFCR	Play Area Investment	2013/2016	£100		Investment to sustain the existing stock.
CFCR	Play Area Investment	2013/2015	£200		For the installation of three new play areas.

6.2 **Human Resources:** No implications.

6.3 **Legal, Equalities and Diversity:** No implications.

6.4 **Repopulation:** No implications.

Report To:	Environment and Regeneration Committee	Date: 2 May 2013
Report By:	Corporate Director, Environment, Regeneration and Resources	Report No: R&E/R&E/KB/028
Contact Officers:	Stuart W. Jamieson	Contact No: 2402
Subject:	Climate Change (Scotland) Act 2009: Public Bodies Duties – Action Plan	

1.0 PURPOSE

1.1 The purpose of this report is to present for approval an action plan (attached as Appendix 1) devised to ensure the Council meets its obligations under Part 4 of the Climate Change (Scotland) Act 2009.

APPENDIX 1

2.0 SUMMARY

2.1 In 2011, the Scottish Government published Guidance to assist public bodies to comply with the climate change duties placed upon them by the Climate Change (Scotland) Act 2009. A report on the Guidance was considered by the Policy and Resources Committee in 2011 when it was remitted to the Corporate Director, Environment, Regeneration and Resources, to devise an action plan to ensure the Council complies with the legislation.

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P&R Cttee
24.5.11
Para. 388

2.2 The cross-Directorate action plan comprises a number of projects and initiatives, grouped under the following themes:

- health and well-being
- education and awareness-raising
- energy
- resource management
- sustainable procurement
- water
- planning and the built environment.

2.3 The action plan will be reviewed and refreshed on a yearly basis, as appropriate.

3.0 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- a. approves the action plan; and
- b. agrees to receive annual updates on progress with the plan's implementation.

Stuart W. Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 The Climate Change (Scotland) Act 2009 sets clear and ambitious targets for emissions reduction, including a 42% reduction by 2020 and an 80% reduction by 2050, together with other climate change provisions, including adaptation.
- 4.2 It is estimated that the public sector accounts for approximately 3% of Scotland's total greenhouse gas emissions. The public sector is seen by the Scottish Government as having a crucial leadership role in the delivery of Scotland's climate change ambitions in terms of emissions reductions, adaptation and in acting sustainably. In recognition of this, with effect from 1 January 2011, the Climate Change (Scotland) Act 2009 placed duties on public bodies regarding climate change.
- 4.3 From 1 January 2011, the Act requires that public bodies, in exercising their functions, must act:
- in the way best calculated to contribute to delivery of the Act's emission reduction targets;
 - in the way best calculated to deliver any statutory adaptation programme; and
 - in a way that it considers most sustainable.
- 4.4 All public bodies are required to comply with the duties. Local authorities are classed as public bodies and, additionally, as 'Major Players' which are bodies 'with large estates and/or staff numbers, high impact and influence, large expenditure, or an auditing or regulatory function'. Major Players like Inverclyde Council are expected to be ambitious in their approach to implementing the duties and to take more action than smaller public bodies.

5.0 GUIDANCE AND SUGGESTED ACTIONS

- 5.1 In 2011, the Scottish Government published a document entitled 'Public Bodies Climate Change Duties: Putting them into Practice – Guidance required by Part 4 of the Climate Change (Scotland) Act 2009'.
- 5.2 The Guidance is an advisory document only and its intended use is to assist public bodies to fulfil their duties under Part 4 of the Act. The onus is therefore on the Council to identify actions which comply with the duties.
- 5.3 However, the Guidance contains a number of suggested actions, attached as Appendix 2. The actions in bold type are considered to have particular reference to Major Players like Inverclyde Council while the other actions can apply to all public bodies.
- 5.4 The projects and initiatives outlined in the action plan have been cross-referenced to the actions in Appendix 2.

APPENDIX 2

6.0 ACTION PLAN

- 6.1 A cross-Directorate working group, chaired by the Head of Regeneration and Planning, was set up with the aim of devising an action plan to ensure the Council meets its obligations under the Act.
- 6.2 The action plan comprises a number of projects and initiatives, grouped under a variety of themes.
- 6.3 The document will be refreshed and updated on an annual basis, as appropriate.

7.0 FINANCIAL IMPLICATIONS

7.1 There are no direct financial implications arising as a result of the action plan being devised.

7.2 Finance:

Cost Centre	Budget Heading	Budget Year	Proposed spend this report	Virement from	Other comments
n/a	n/a	n/a	n/a	n/a	n/a

7.3 Financial Implications – Annually Recurring Costs/Savings:

Cost Centre	Budget Heading	Budget Year	Proposed spend this report	Virement from	Other comments
n/a	n/a	n/a	n/a	n/a	n/a

8.0 CONSULTATION

8.1 The Head of Legal and Democratic Services has been consulted regarding the content of this report.

8.2 A number of Council Services are represented on the working group which devised the action plan.

9.0 BACKGROUND PAPERS

9.1 The document entitled 'Public Bodies Climate Change Duties: Putting them into Practice – Guidance required by Part 4 of the Climate Change (Scotland) Act 2009' is available to view on the Scottish Government's website¹.

10.0 CONCLUSION

10.1 The public bodies climate change duties of the Climate Change (Scotland) Act 2009 came into effect on 1 January 2011 and the Council has devised an action plan to ensure it complies with the duties. It is proposed that the Committee approves the action plan and agrees to receive annual updates on progress with its implementation.

¹ <http://www.scotland.gov.uk/Publications/2011/02/04093254/0>

**INVERCLYDE COUNCIL
CLIMATE CHANGE (SCOTLAND) ACT 2009: PUBLIC BODIES DUTIES**

ACTION PLAN

Theme: Health and well-being

Ref.	Action	Lead Officer	Timescale
C7	Inverclyde employers maximise and improve their current facilities to facilitate increased participation in physical activity and ensure that physical activity opportunities are a key consideration in all estate development plans	K. Hutchison/C. Reid	Ongoing
C7	Workplaces within Inverclyde encourage employees to use forms of active travel to and from work and throughout the working day in order that sedentary behaviour is reduced and daily physical activity levels are increased	K. Hutchison/C. Reid	Ongoing
C7	Increasing physical activity is a key outcome within Inverclyde Council and CHCP's strategic planning frameworks	K. Hutchison/C. Cairns/C. Woodward	Ongoing
C4	The 'school journey' is physically active and takes place in a safe and environmentally-friendly way	K. Hutchison/L. McVey	Ongoing
C4	By 2022, 80% of school children will utilise a form of active travel to and from school	K. Hutchison/L. McVey	Ongoing
C7 H1	An intranet communication resource (Glow) is available to promote active school travel to all teachers, pupils and parents with all schools and education establishments having an effective travel plan by 2015 which promotes walking and cycling	K. Hutchison/C. Cairns/C. Woodward	Ongoing
C7	Safe and environmentally-friendly precincts (residential and shopping areas) encourage more people to walk/cycle	K. Hutchison/L. McVey	Ongoing

Theme: Education and awareness-raising

Ref.	Action	Lead Officer	Timescale
H1 J1	Promote national environmental campaigns to encourage staff, pupils and local residents to support their aims and objectives	K. Barclay/R. Lamb	Ongoing
H1 J1 J2 J3	Promote the annual Winter Campaign to encourage staff, pupils and local residents to take action to care for the environment during the winter months	K. Barclay	Annually in December
J1	School Green Charters – energy efficiency lesson: deliver the lesson to primary schools to support the <i>action on energy saving</i> component of their School Green Charters	K. Barclay	Ongoing
C6 C8 J1 J4	Implement the staff carbon management education and awareness-raising programme	K. Barclay	Ongoing
C6 J1 J4	Recruit a network of staff and pupil <i>Green Charter Champions</i> to support delivery of the corporate Green Charter, Carbon Management Plan 2012/17, School Green Charters and other environmental priorities	K. Barclay/R. Lamb	2013/14
C8 J4	Work with Human Resources to consider how the climate change agenda can be incorporated into the induction programme, job descriptions etc	K. Barclay	2013/14
C8 J1	Build on the baseline number of educational establishments that have Eco School status	R. Lamb	2013/14
H1 J1 J4	Introduce a competition or conference-type event aimed at raising awareness of, and achieving buy-in to, the climate change agenda	R. Lamb	2013/14
C6 J4	Devise and implement a climate change-themed continual professional development opportunity for teaching staff	R. Lamb/K. Barclay	2013/14

Theme: Energy

Ref.	Action	Lead Officer	Timescale
B3	Establish an Energy Management Group to monitor energy usage, initiate energy reduction initiatives and manage energy budgets	A. Gerrard	Ongoing
B3	Establish processes for ensuring all design schemes take account of energy/carbon reduction	A. Gerrard	Ongoing
B3	Introduce consideration of renewables into all new built and refurbishment projects	A. Gerrard	Ongoing
B3	Promote Hydro Electric Scheme	G. Malone	Ongoing

Theme: Resource management

Ref.	Action	Lead Officer	Timescale
D1 H1	Further develop residual waste treatment options through contracts reducing the amount of waste being sent to landfill	K. Lang/C. Wilson	Ongoing
F2	Increase yield of glass collected through current and future infrastructure	K. Lang/C. Wilson	2013/14
F2 F3 H1	Expand the range of materials which can be recycled, directly and indirectly, at household waste recycling centres in order to optimise recycling performance to meet the targets set out in the Zero Waste Regulations	C. Wilson/M. Vize/C. Wilson	2013/14
J1	Continue to develop and deliver locally based education and promotion campaigns to encourage waste minimisation and maximise recycling/composting among householders	K. Lang/A. Hughes	Ongoing
C8 H1	Identify additional recycling services for commercial properties	K. Lang/A. McQuillan	2013/16
B3 H1	Promote Site Waste Management Plans as a mandatory requirement of construction	A. McClintock/Waste Strategy Unit	Ongoing

Theme: Sustainable procurement

Ref.	Action	Lead Officer	Timescale
B2 C3	Include sustainability aspects within all new Inverclyde tendering opportunities, where appropriate	Kirsty Munro	Ongoing
H1	Actively participate in relevant sustainable networks	Kirsty Munro	Ongoing
J1	Consult and seek guidance regarding environmental and sustainable developments from sustainability experts within the Council	Kirsty Munro	Ongoing

Theme: Water

Ref.	Action	Lead Officer	Timescale
B3	Establish an Energy Group to: <ul style="list-style-type: none">▪ promote water-saving initiatives;▪ provide design guidance for water-saving measures in new build and refurbishment;▪ monitor water use through smart metering and identify issues; and▪ raise awareness of water efficiency issues with staff	A. Gerrard	Ongoing
B3	Promote Sustainable Urban Drainage Schemes for all new build and, where appropriate, refurbishment projects. Identify opportunities for reduction of impact of surface water.	S. Jamieson/A. Gerrard	Ongoing

Theme: Planning and the built environment

Ref.	Action	Lead Officer	Timescale
F1	Support for Renewable Energy, subject to impact upon natural heritage, landscape, biodiversity, water quality and air quality (assists in the promotion of renewable sources of energy)	S. Jamieson	Ongoing
F1	Integration of Land Use and Sustainable Transport. Key policies include: development within the urban area, promoting town centres, regeneration and renewal and protecting the Green Belt and the countryside (assists in the promotion of sustainable transport and active travel)	S. Jamieson	Ongoing
F1	Support for Sustainable Economic Growth (assists in the promotion of sustainable transport and active travel)	S. Jamieson	Ongoing
F1	Promotion and protection of the Green Network, including biodiversity (assists in the promotion of the health and active travel agendas)	S. Jamieson	Ongoing
F1	Protection of natural heritage designations (assists in the promotion of the health agenda)	S. Jamieson	Ongoing
F1	Support for renewable energy, subject to impact upon natural heritage, landscape, biodiversity, water quality and air quality (assists in the promotion of renewable sources of energy)	S. Jamieson	Ongoing
F2	<p>The Building Standards function will, through the proper application of the national Building Standards:</p> <ul style="list-style-type: none"> ▪ ensure that new and converted buildings are protected from the results of flooding and the accumulation of ground water; ▪ surface water discharges are, where possible, by means of a sustainable urban drainage system; ▪ the energy performance of buildings are capable of reducing carbon dioxide emissions through target emission rating, elemental backstops and display of Energy Performance Certificates and are designed and constructed to a sustainable level through sustainability labelling of buildings 	S. Jamieson	Ongoing

CLIMATE CHANGE (SCOTLAND) ACT 2009

PARAPHRASED FROM THE SCOTTISH GOVERNMENT
DOCUMENT “PUBLIC BODIES CLIMATE CHANGE DUTIES: PUTTING THEM INTO PRACTICE”SUGGESTED ACTIONS

Actions in **bold type** are considered to have particular reference to Major Players like Inverclyde Council; other actions can apply to all public bodies.

Governance, leadership and commitment

- A1 Develop commitment to climate change within the senior management of the organisation to ensure that climate change is visible in management processes and decisions and to promote increased awareness of climate change and appropriate action at all levels of the organisation.
- A2 Promote this climate change commitment to staff, service users, stakeholders, delivery partners and suppliers, e.g. by referring to it in other published material (such as a medical practice handbook), website, displaying it within the public body's premises etc.
- A3 Demonstrate commitment and leadership in addressing climate change and consider where appropriate a formal governance system for addressing climate change within the organisation with a nominated lead or champion from senior management.**
- A4 Consider demonstrating visible leadership by making a public commitment to address climate change through the actions of the organisation. This could be part of an organisation mission statement or stated priorities. Joint action in association with partners is also encouraged and there are already good examples of these (the local authorities' Climate Change Declaration).**

Developing a strategy or action plan

- B1 Develop a set of climate change **objectives** and **commitments**.
- B2 Build climate change into business planning processes by ensuring a **climate change test/check is applied** to all new and existing plans, policies and proposals.
- B3 Develop a detailed strategy or action plan. The programme of work should include action and commitments to contribute to the delivery of Scotland's targets and to help prepare for a changing climate. Strategies could be part of existing corporate plans or in a separate document depending on the nature of the organisation. It is likely that Major Players will have more detailed strategies.**

Setting targets for direct and indirect emissions

- C1 Major Players with a significant influence on emissions are encouraged to set baselines and annual targets for emissions and to show these at least for the five years ahead (and preferably through to 2022). They are also encouraged to strive to meet or exceed annual targets, wherever possible, without rollover.**

- C2 Major Players will less influence on emissions and other public bodies could set baselines and targets more flexibly to fit in with their planning processes, perhaps over a three- or five-year period. It is recognised that these bodies may also require more flexibility around rollover and smoothing between year ends.
- C3 Where possible, baselines and targets should include both direct and indirect emissions. The boundaries of emissions included in baselines and targets should be clearly defined. Where baselines and targets do not already exist, appropriate baselines and targets based on the most recent information available should be established, by 2012 where possible.
- C4 Actions to reduce emissions should be identified. Public bodies should understand the principles of good carbon management and put these into practice in the way they run their operations in order to achieve high standards and continuous improvement in their operational environmental performance.
- C5 Any targets set for direct and indirect emissions and the actions to reduce these emissions should be published in a plan or delivery statement. This plan could be part of an existing corporate plan, or a separate document, depending on the nature of the organisation.
- C6 Public bodies should work to improve energy efficiency: for example, switching off lights and office equipment at night and following the principles and programme set out in the Energy Efficiency Action Plan.
- C7 Public bodies should seek to put in place a travel plan for business travel, travel by staff to and from work, and travel by visitors to and from the service provided and to reduce emissions associated with staff travel by using more sustainable modes of transport and travelling less frequently.
- C8 Public bodies should work to promote sustainable workplaces through identifying areas for action within the office which would tackle emissions and identify opportunities to promote and influence sustainable thinking among staff.

Carbon impact assessments

- D1 Consider using carbon impact assessments to ensure that carbon is factored into all decision making. Internal procedures and processes should be put in place using qualitative or quantitative assessments.**

Prepare your organisation for the changing climate

- E1 Public bodies should ensure that their operations and service delivery have planned for changes in the climate, for example through resilience planning, risk assessment and delivery of locally-appropriate adaptation measures.

Helping Scotland adapt to the changing climate

- F1 Public bodies which are responsible for local and national plans and policies should analyse whether the plans and policies are resilient to the impact of the changing climate.
- F2 Public bodies should identify how these local and national plans and policies can help Scotland adapt to a changing climate.
- F3 Public bodies should take into account how their plans and policies can help Scotland's natural environment adapt to climate change.
- F4 Public bodies should consider and support Scotland's Climate Change Adaptation Framework.

Acting sustainably

- G1 Public bodies should work to understand the impact of their corporate operations, policies and service delivery on the environment, society and the economy and explore ways to reduce this, in accordance with the principles of sustainable development.
- G2 Public bodies should, where necessary, assess the sustainability of their business activities and decisions to ensure they are acting sustainably by taking into account their impact on society, economy and the environment, in line with the principles and requirements of Strategic Environmental Assessments.

Partnership working

- H1 Public bodies should seek opportunities to work in partnership to help address climate change and should consider how this commitment could be demonstrated through examples which provided positive outcomes.

Raising awareness and engagement

- J1 Public bodies should work to raise awareness of and achieve buy-in to action on climate change at all levels of their organisation.
- J2 Public bodies should support the climate change Public Engagement Strategy to involve the whole of Scottish society in helping to deliver climate change objectives.
- J3 Public bodies should develop their leadership capacity in relation to the low-carbon economy through their work to reduce carbon.
- J4 Public bodies should put an internal sustainable development/climate change awareness training programme in place (e.g. through induction/continuing professional development) to help employees to understand their role in addressing climate change.**

Reporting

- K1 Public bodies undertake **regular reporting** of their climate change actions under the public bodies duties, either through dedicated reporting process or through an existing reporting mechanism.
- K2 In the case of Major Players, it is recommended that reporting should be on an annual basis;** for other public bodies reporting less frequently (for example, on a three year cycle) may be more appropriate.
- K3 Public bodies' reporting should cover action taken against each of their three duties: mitigation, adaptation and sustainability.

Report To: Environment and Regeneration Committee Date: 2 May 2013

**Report By: Corporate Director, Environment,
Regeneration and Resources**

**Report No: E&R/05/13
SJ/FJM/03**

**Contact Officer: F J Macleod, Planning Policy and
Property Manager**

Contact No: 01475 712404

Subject: Inverclyde Local Development Plan: Proposed Plan (2013)

1.0 PURPOSE

- 1.1 The purpose of this report is to present to Committee the finalised version of the Inverclyde Local Development Plan: Proposed Plan (2013), to seek endorsement of the Plan's content and seek approval to publish it for public consultation.

2.0 SUMMARY

- 2.1 Members will be aware of the work undertaken since 2009 on replacing the adopted Inverclyde Local Plan (2005), and its subsequent alterations and amendments, with a new Local Development Plan (LDP), in accordance with the Planning Acts. An annual update of LDP preparations has been reported to Committee, with the most significant stage to date the Main Issues Report (May 2011), the subject of public consultation.

- 2.2 This Proposed Plan is the next significant stage, attached as Annex One. This is proposed as the Council's settled view as to what the final content of the adopted plan should be for the Authority. It comprises a Spatial Strategy for the future development of Inverclyde and a suite of sustainable development policies under four key themes: Economic Competitiveness, Sustainable Communities, Environmental Heritage and Energy and Infrastructure. The four themes are aligned with the Glasgow and the Clyde Valley Strategic Development Plan (2012), which when taken together when the LDP is adopted (expected next year), will constitute the new Development Plan for Inverclyde. Annex One

- 2.3 The LDP, like the current Local Plan comprises a Written Statement and Proposals Map. As required by The Planning, etc. (Scotland) Act 2006 and related Development Plan Regulations (2008), a number of accompanying documents support the LDP, including an Action Programme, which is part of this agenda item (refer Annex Two). The Action Programme sets out how the policies and proposals in the LDP will be implemented, and requires Committee approval alongside the Proposed Plan. Annex Two

- 2.4 The other supporting documents that are integral to the Proposed Plan and require to be published alongside it are: Supplementary Guidance on five separate policy issues; an Environment Report dealing with Strategic Environmental Assessment (SEA); a Habitats Regulation Assessment (HRA); Equality Impact Assessment (EiA); and Background Reports, covering a range of technical matters, such as land supply and monitoring.

3.0 RECOMMENDATIONS

- 3.1 That Committee approves the publication of the Inverclyde Local Development Plan: Proposed Plan (2013), for public consultation, and alongside it, the accompanying Action Programme.

4.0 BACKGROUND

- 4.1 The Planning, etc (Scotland) Act 2006 requires each planning authority to prepare a Development Plan for its area. Being one of eight local authorities constituting the Glasgow and the Clyde Valley Strategic Development Planning Authority, Inverclyde's Development Plan has two parts: an upper tier, the GCV SDP and the lower tier, our Inverclyde LDP. The Inverclyde LDP: Proposed Plan is required to be in accordance with the GCV SDP, which was approved by Scottish Ministers on 29 May 2012. Min Ref: 30/08/12, para 460
- 4.2 The first stage in the preparation of the new Inverclyde LDP was the publication for public consultation of the Main Issues Report in May 2011. The MIR was prepared having consulted widely with all stakeholders, including key agencies of the Scottish Government, local businesses and landowners, developers and investors, a wide range of national, regional and local bodies and not least, community councils and the general public. The MIR set out the main ways in which the future planning of Inverclyde could differ from the adopted 2005 Local Plan, as well as those parts of the 2005 Plan that were likely to remain the same. The document, and a subsequent publication dealing with additional suggested development opportunities, generated considerable debate about the future of Inverclyde. Min Ref: 03/05/11, para 305
Min Ref: 25/10/11, para 696
- 4.3 The LDP: Proposed Plan and Action Programme [hereafter PP and AP respectively], represent the Authority's proposed final considered view for the future development plan for its area, having taken account of the representations received on the Main Issues Report (MIR) and the Post-MIR consultation, and having assessed the environmental implications of the alternative options in terms of environmental impact and therefore, sustainable development. The Action Programme sets out how the policies and proposals in the LDP will be implemented, and requires Committee approval alongside the Proposed Plan.
- 4.4 In the likely event that representations are submitted to the PP and these cannot be resolved, an Examination by a Reporter appointed by Scottish Ministers will be held. This is likely to start in late 2013. It is only after this stage that a new LDP can be considered for adoption by the Council, anticipated around mid-late summer 2014. Min Ref: 07/03/13, para 167
- 4.5 In parallel with the preparation of the PP, the Planning etc. (Scotland) Act 2006 requires planning authorities to undertake their development planning functions with the objective of contributing to sustainable development. In this regard, and under The Environmental Assessment (Scotland) Act 2005, a Strategic Environmental Assessment (SEA) has been prepared and is published alongside the Proposed Plan. In addition a Habitats Regulation Appraisal (HRA) has been prepared in accordance with The Conservation (Natural Habitats, etc.) Regulations 1994, as amended. Each of these documents will be published alongside the PP and AP, as will an Equality Impact Assessment (EiA).
- 4.6 Supporting the LDP and integral to its implementation are five Supplementary Guidance (SG) documents, the purpose of which are to expand upon, and give clarification to, certain policies in the Plan. These SG documents, while not subject to Examination, nevertheless will be published alongside the PP and AP, as it will become part of the statutory Development Plan on adoption of the LDP. Finally, a substantial evidence base supports the LDP and this will be made available at the time of publication of the PP and AP for public consultation (refer Section 9.0).

5.0 PROPOSALS

- 5.1 The Inverclyde Local Development Plan: Proposed Plan (PP) (2013) - Written Statement - is attached as Annex One. Accompanying the PP and integral to it, is the Action Programme (AP), attached as Annex Two.
- 5.2 A LDP requires a Proposals Map to be prepared covering the entire local authority area. This should be read alongside the Written Statement and is described below (para 5.9).

Proposed Plan: Written Statement

5.3 The PP Written Statement is in ten chapters. Members will recall previous reports highlighting the changes introduced by The Planning, etc. (Scotland) Act 2006 and the expectation that the new LDPs should be more concise and streamlined, with a greater emphasis on spatial strategy, areas of change and regeneration and fewer policies than current local plans. This aspiration has been fulfilled in the Inverclyde LDP with a considerable reduction in the length and the amount of detail in this Proposed Plan compared to the adopted 2005 Local Plan. Two examples of this are a halving of the number of chapters from 20 to 10 and a reduction in policies, from 129 to 62.

Min Ref:
06/03/08,
para 175

5.4 The first three chapters cover the following matters:

- (i) Chapter 1 - *Purpose and the process of the LDP*, where it sits in the wider (international, national, regional and local) *legislative and policy context*, and an outline of the full range of documents that support the LDP and are integral to it.
- (ii) Chapter 2 - *Spatial Strategy* (formerly termed Development Strategy), which accords with the Scottish Government's aspirations and policy goals for sustainable development, sits within the strategic planning context provided by the GCV SDP (2012), and contains policies relating to overarching matters such as climate change – in recognition of the role that land use planning and decisions on major new developments can make to reducing carbon emissions and energy use – assisted by the integration of land use planning and transport, innovative place making and safeguarding and enhancing green networks.

This chapter also identifies the key locational principles underpinning the LDP, again aligned with the GCV SDP, for the purposes of Development Management. These principles include a preference for development within the designated settlement boundaries (the urban area); having completed a Green Belt review for the LDP, so safeguarding the Green Belt and wider countryside; promotion of our town centres; and a focus on regeneration and renewal priority areas.

- (iii) Chapter 3 - *Major Areas of Change and Areas of Potential Change*, the latter regeneration and renewal priorities referred to above, where new development and the investment focus is planned for Inverclyde over the next ten years and beyond. There are nine areas in total, six of which are large scale opportunity locations carried forward from the 2005 Local Plan (*Legacy Locations*), including James Watt Dock/Garvel Island; the former Inverkip Power Station; and the 'new neighbourhood' of Peat Road, Hole Farm. Spango Valley represents a major new development opportunity.

Inner Lower Port Glasgow, including Clune Park in accordance with the Inverclyde Local Housing Strategy, is identified as a priority for area renewal and restructuring. In addition to these are three *Development Option Sites*, two of which have lain vacant or are underused land, designated as regeneration and renewal priorities.

* These priorities are further promoted and given more detailed guidance for potential investors in **Supplementary Guidance**, entitled '*Local Development Frameworks*'. These Frameworks outline for each area our planning objectives, with particular attention being given to the role that 'place-making' and 'green networks' can contribute to their successful development. Preferred land uses and applicable area policies are also presented to assist these areas being development in a coordinated and phased manner.

5.5 The main body of the PP follows, split into four themes under the above *Sustainable Development Spatial Strategy*, the themes being aligned with the GCV SDP (2012):

- (1) Economic Competitiveness;
- (2) Sustainable Communities;
- (3) Environmental Heritage; and
- (4) Energy and Infrastructure.

5.6 Within each of these four themes are seven chapters containing the detailed policies that describe how the Authority intends to plan Inverclyde and the foundation for the assessment and determination of development proposals and planning applications. The chapters and policies are outlined below.

Economic Competitiveness

- (a) *Economy and Employment*, distinguishing between strategic, local business and economic mixed use areas, and identifying development opportunities within these designated areas in Schedule 4.1; existing business areas with potential for change (eg. part of Port Glasgow Industrial Estate); and a refreshed tourism policy, aligned with the Council's Tourism Strategy 2009-2016.
- (b) *Transport and Connectivity*, covering policy on the transport network (strategic and local), sustainable access (walking and cycling routes), new road and parking proposals, and the importance of securing developer contributions for road and services infrastructure where there would be significant traffic implications.

Sustainable Communities

- (c) *Housing and Communities* – the GCV HNDA provides the strategic planning context for calculating the housing land requirements for making provision for all tenures. The housing development strategy presented takes forward the HNDA outcomes and distinguishes between sites for the private sector (predominantly owner-occupied) and the affordable sector (social rented and intermediate tenures, including shared ownership and mid-market rent), in Schedule 6.1 'residential development opportunities' (comprising of 64 sites and an estimated capacity of some 4,700 dwellings, of which over 1,300 are effective).

An affordable housing policy sets out how housing development proposals will be considered on those sites earmarked for affordable homes, including 'quota sites', where a negotiated percentage of houses will be required to be affordable.

* **Supplementary Guidance** has been prepared to assist this development sector in submitting housing development proposals to the Council.

Other land uses generally compatible with residential areas are also covered (eg. schools, leisure and recreational development and community facilities), with policy guidance to assist developers in submission of planning applications.

Lastly, policy dealing with housing development proposals in the Green Belt and designated Countryside is set out, including criteria for assessing whether an exception could be made to the general presumption against development.

- (d) *Town Centres and Retailing* – a network of town and local centres is designated and the objective of planning for complementarity of retail provision between the three town centres of Greenock, Port Glasgow and Gourock is written into policy. A sequential approach explains to developers the assessment that will be undertaken on retail and commercial leisure proposals, which promotes the large development opportunity in Port Glasgow while safeguarding Greenock's status as a strategic centre in the City Region SDP.

A distinction is maintained in Greenock town centre between a central area, including the primary shopping core, and an outer area of more mixed 'town centre uses'. For Port Glasgow, the planned expansion of the town centre out to the Waterfront has been confirmed and designated in the LDP with the latter area, including the large vacant area to the west of Tesco Extra, earmarked for non-food/comparison goods shopping and commercial leisure use.

Development opportunities are identified in Schedule 7.1 and encouragement is given to making better use of the floors above commercial properties in our centres for residential, to assist the vitality and viability of the town centres. A revised Greenock town centre action plan is continued from the 2005 Local Plan.

Environmental Heritage

- (e) *Natural Heritage and Environmental Resources* – a table presents the environmental resources in Inverclyde, from international level down to the local that are protected by the Plan. A Green Belt continues to be designated, having been fully reviewed as part of the preparation of the LDP, and a distinction made with the wider Countryside, which coincides largely with Clyde Muirshiel Regional Park.

The GCV SDP, building on the work of the Central Scotland Green Network and GCV Green Network Partnership, has elevated the strategic significance of the Green Network in the planning and development of the City Region. Taking this forward locally through Lower Clyde Greenspace, the LDP seeks to both safeguard the network we have and enhance it. Specific projects have been identified in the Plan to extend the network, in particular between the Waterfront and the Regional Park.

Integral to the Green Network is the safeguarding of open spaces, with the Plan's policy for them largely unchanged, as it is for protecting trees and woodlands, biodiversity and water quality, in the consideration of development proposals.

* **Supplementary Guidance** has been prepared on the Green Network to support the LDP policy.

- (f) *Built Heritage and Townscape* – in a similar way to environmental resources, cultural resources are very much a constant with a table in the Plan outlining those features of Inverclyde's cultural heritage that are worthy of protection from inappropriate development. Among the policies continued from the 2005 Plan are those dealing with our five conservation areas, over 240 listed buildings, scheduled archaeological sites and remains and nominated gardens and designed landscapes.

The LDP proposes new conservation areas: one at The Cross, Kilmacolm and two in Gourrock (West Bay, Ashton and Kempock Street/Shore Street in the town centre). In addition, a minor revision is proposed to the boundary of the Inverkip conservation area.

The Plan also introduces a new enabling policy, applicable to the three designated gardens and designed landscapes in Inverclyde: Ardgowan Estate, Duchal Estate and Finlaystone Estate. This policy introduces criteria which require to be met should proposals for enabling development be sought. This would allow for sensitive development on these sites where it is concluded that this is the only way to secure the retention of the three principal 'A' listed buildings at the centre of these estates.

Energy and Infrastructure

- (g) *Energy Planning and Service Infrastructure* – the final chapter of the LDP covers a number of important policy areas, carried forward and refreshed from the current Local Plan, including renewable energy developments, covering all types of potential renewable energy, including the main ones dealing with both larger scale proposals and small scale wind turbines.

Planning for waste management facilities, flooding and flood risk management, including SUDS, new communication infrastructure, and any future requirements to meet strategic needs for mineral extraction in Inverclyde, are all included in Chapter 10.

To reflect the increasingly important role that planning can make to assist adaptation to, and mitigation of, adverse impacts of climate change, a new policy on energy efficiency relating to all new buildings has been introduced to the LDP, in order to encourage low or zero-carbon generating technologies.

* **Supplementary Guidance** supports the LDP's policy on renewable energy.

- 5.7 The 2005 Local Plan included Planning Practice Advice Notes (PPANs), designed to assist developers and the public in general in submitting planning applications for a range of developments. These advice notes have been revised and refreshed and renamed as '*Planning Application Advice Notes*' (PAANs), and are now included as **Supplementary Guidance** in support of the LDP.

- 5.8 To provide Members with an illustration of how the new LDP: Proposed Plan – Written Statement will look when published a mock-up of two of the proposed chapters will be made available for viewing at Committee. A final decision has still to be taken on the use of font styles, colour, graphics and photographs.

Annex Three

Proposed Plan: Proposals Map

- 5.9 The Proposals Map of the LDP should be read alongside the Written Statement. It is designed in five sections, as follows:

Map (A): Rural Area (and insets)

Map (B): Greenock (central, west and south west), and Gourock

Map (C): Greenock (east) and Port Glasgow

Map (D): Inverkip and Wemyss Bay

Map (E): Kilmacolm and Quarrier's Village.

An 'Environmental Constraints' map (Map F) is also being made available with the PP. This Map brings together all the environmental designations and main hazardous constraints in Inverclyde to provide a comprehensive overview, to assist potential developers determine where they can and cannot develop their proposals.

A 'Hard copy' of the Proposed Plan is available for viewing at Committee.

Annex Four

Supporting Documents

- 5.10 The PP is supported by a number of documents, required by the Planning Acts. They either cover legislative/ procedural requirements or are background technical reports, and I have taken the decision that because they are integral to the publication of the new PP and AP, they do not require to be placed before Committee for approval. The documents are listed as Background Papers (Section 9.0). This full suite of supporting documents will be made available for Member's scrutiny and placed on the Council's Website as part of the public consultation exercise on the PP and AP.

Publication and Public Consultation

Min Ref:
07/03/13,
para 167

- 5.11 An updated Development Plan Scheme and Participation Statement were approved by Committee in March, presenting a revised timetable for publishing and consulting on the LDP: Proposed Plan. It is anticipated that the PP will be published before the end of May and placed on deposit in libraries, and made available to all stakeholders, consultees and community councils, together with the Action Programme and all other supporting documents (refer Section 9.0). A particular requirement of the Development Plan system (post 2006 Planning Act), is Neighbour Notification of all owners/leasees that may be affected by development proposals in the PP as well as all neighbours within 20 metres radius of the proposal. The number of sites/locations identified that could have that effect is 47, generating over 2,000 letters.
- 5.12 Public consultation on the PP will run for eight weeks to account for the Plan being out during July (note: minimum statutory requirement of six weeks). It is proposed as part of the publicity on the PP to issue statutory notices in the Greenock Telegraph, together with an article; place articles in the Council's InView magazine, the Gryffe Advertiser and Wemyss Bay News; produce leaflets, posters and banners as was done at the Main Issues Report stage; and if staff time and resources allow, mount an exhibition in the Council's libraries. Encouragement is being given to respond to the Plan by using the dedicated email address: 'ldp@inverclyde.gov.uk'.

6.0 IMPLICATIONS

- 6.1 **Legal:** depending on the scale of representations (objections) to the PP, and in particular those that cannot be negotiated away, there may be a need for legal support at the Examination held to deal with such objections, should hearings or inquiry sessions be required by the Reporters.
- 6.2 **Finance:** similarly, depending on the scale of objections that will require to be the subject of the Examination, there will be a cost. It is anticipated that these costs will be contained within the Service budget, given the carry forward from year 2012/13 to 2013/14, to cover this anticipated expenditure. Additionally, there is a likelihood that the Examination will extend into year 2014/15, allowing for finance to be drawn on from that year's budget.

Financial implications – one-off costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Financial implications – annually recurring costs/(savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

- 6.3 **Personnel:** there are none arising directly from this report.
- 6.4 **Equalities and diversity:** the Council's Equalities Policy has been taken fully into account through each stage in the preparation of the new LDP. An Equality Impact Assessment (EiA) has been prepared to accompany the LDP.
- 6.5 **Repopulation:** the PP has been prepared, particularly in its Housing Development Strategy, with the express intention of assisting in the Council's SDOA objective of arresting, reversing and sustaining the population of Inverclyde.

7.0 CONSULTATION

- 7.1 **Chief Financial Officer:** no requirement to comment.
- 7.2 **Head of Legal and Democratic Services:** no requirement to comment.
- 7.3 **Head of Organisational Development, Human Resources and Communications:** no requirement to comment.

8.0 CONCLUSIONS

- 8.1 This Proposed Plan is intended to represent the settled view of the Council and what it would like its adopted LDP to contain for the future planning and development of the Authority. Delegated authority is sought from the Committee for the Head of Service to make minor editing changes and final layout decisions on the Written Statement prior to publication. Following Committee approval, the LDP will be placed on deposit for 8 weeks, due to commence in late May and running through June and July, a longer time than required by statute in view of it extending over two summer holiday months.
- 8.2 It is likely that the Proposed Plan will be the subject of representations that object to the Council's view for the future development of Inverclyde. For those representations that cannot be resolved, an Examination will require to be held, at which an Independent Reporter appointed by the Scottish Government will adjudicate between the parties. Following any Examination, which is likely to be held before the end of this year, the Reporter(s) will present their Report of Examination to the Council, and for issues the Reporter's decisions will be binding, unless there is a good justification for not complying with the recommendations.
- 8.3 The Committee will be kept fully informed of these next stages with a report expected in October this year on the representations received and the likely scope of issues to be presented for Examination. Another committee report will be prepared, preferably in March 2014, informing of the outcome of the Examination and the Reporter's recommendations before moving to adopt the LDP. This final stage will require full Council approval and our anticipated date for that is mid-late summer, 2014.

9.0 BACKGROUND PAPERS

9.1 ATTACHMENTS

Annex One: Inverclyde Local Development Plan: Proposed Plan (2013) – Written Statement

[NB - the Schedules and Tables referenced in Appendix 1 at the end of the document will be made available for Member's scrutiny at Committee]

Annex Two: Inverclyde Local Development Plan: Action Programme

Annex Three: Extract/mock-ups of the Written Statement

[NB – these will be made available for viewing at Committee]

Annex Four: Inverclyde Local Development Plan: Proposed Plan (2013) – Proposals Map [NB - hard copy on display at Committee]

9.2 Supporting Documents

- 1) Strategic Environmental Assessment (SEA)
- 2) Habitats Regulation Assessment (HRA)
- 3) Equality Impact Assessment (EiA)

4) Supplementary Guidance:

- a) Local Development Frameworks
- b) Affordable Housing Provision
- c) Green Network
- d) Renewable Energy
- e) Planning Application Advice Notes (Nos. 1 – 11)

5) Background Reports

NB – the full list of Background Reports and the above Supporting Documents (where practicable) will be made available prior to Committee.

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16 April 2013
File Ref: L.2.1 (FJM)

IC

LDP – Prop Plan (May '13)

INVERCLYDE LOCAL DEVELOPMENT PLAN: PROPOSED PLAN 2013

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- (A) Rural Area and Index Map
- (B) Inverkip and Wemyss Bay & Kilmacolm and Quarrier's Village
- (C) Greenock Central and West, and Gourock
- (D) Greenock East and Port Glasgow

plus - Environmental Constraints Map

Supplementary Guidance

- 1) Local Development Frameworks
- 2) Green Network
- 3) Affordable Housing Provision
- 4) Renewable Energy
- 5) Planning Application Advice Notes (PAAN Nos. 1 – 11)

Foreword

Inverclyde is changing for the better and this first new style of Plan – a Local Development Plan - aims to ensure that it continues to do so.

Inverclyde has an unrivalled position only 25 miles from the centre of Glasgow on the south bank of the River Clyde, stretching round the Tail 'o the Bank and south with unparalleled views out across the Firth of Clyde, backed by the upland moors and Clyde Muirshiel Regional Park. It combines a wealth of cultural heritage in its built environment, having developed rapidly with the growth of shipbuilding and marine engineering through the 19th and 20th centuries. Yet, Inverclyde has not stopped changing with new employment in finance, banking, electronics and and it is the purpose of this new LDP to ensure that this change continues in a sustainable manner over the next decade.

10 years ago Inverclyde Council took the bold decision to plan on a much larger, more comprehensive scale and for the long term. The 2005 Local Plan set out an ambitious vision and development strategy for the transformation of the area, realising major changes along its strategic waterfront and through urban renewal of many of its housing areas. Much was being achieved as anyone visiting Inverclyde for the first time in ten years in 2008 would have seen. It is testament to that vision that despite the economic difficulties we have all experienced over the last 5 years, this first LDP continues much of that legacy that what was planned 10 years ago.

The LDP sits within a national, regional and local context – Scottish Government planning policy, the Glasgow and the Clyde Valley Strategic Development Plan, and the Inverclyde Alliance Single Outcome Agreement, and complements and assists a wide range of plans and strategies, across these different levels.

Taking all of these influences on board, the LDP has as its central purpose the protection of its natural and built heritage, while making provision for growth in a wide range of sustainable locations for new investment and development. Seven large areas are identified where the future of Inverclyde will be planned for the better, and two major areas of study will enable the tradition of long term and comprehensive, phased planning to continue into the medium to longer term.

These and many other smaller new opportunities for investment are in place so that land should be no constraint to the continuing transformation of Inverclyde over the next decade – to grow and diversify its local economy, arrest and stabilise the population and, through continuous improvements to the quality of design in the built environment, to have a towns and villages that rival and complement our setting on the Clyde Coast.

This unrivalled coastal setting reminds us of the untapped potential to seize a growth sector that Inverclyde has barely exploited – tourism. The LDP makes provision for new marinas and other tourist facilities with significant opportunities identified among its historic docks and harbours.

I commend this ambitious, sustainable LDP and ask all the many stakeholders that have been involved in its preparation to use it in the submission of their own plans and proposals, to continue to improve Inverclyde for the better.

Chapter 1 – Purpose, Process and Policy Contexts

Development Plans

A development plan is a document that sets out where development should take place and identifies which areas should not be developed. It recognises where the main areas of change should be and includes policies and proposals which provide the framework upon which all planning applications can be determined. It provides guidance to developers, investors and all other stakeholders, including the general public, who have an interest in their local area, town and environment.

The Process

Legislative Context

The preparation of a development plan is a statutory requirement under the Planning etc. (Scotland) Act 2006, Part 2 of which introduced a new statutory basis for development planning into the Town and Country Planning (Scotland) Act 1997. Strategic and local planning authorities are required to prepare a development plan to cover the whole of the authority's area. Being part of the Glasgow City Region, the development plan for Inverclyde Council is a two tier plan, the upper tier being the Glasgow and the Clyde Valley (GCV) Strategic Development Plan. The Inverclyde Local Development Plan will conform to the Strategic Plan, and be of a more localised nature. The GCV Strategic Development Plan was approved on 29 May 2012 and it replaces the GCV Joint Structure Plan 2006, and the Inverclyde Local Development Plan, when adopted, will supersede the Inverclyde Local Plan 2005.

The content and processes of the Inverclyde Local Development Plan are also governed by the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 as well as by Circular 1, Development Planning 2009.

International /European Context

International agreements and protocols on environmental issues, climate change and sustainable development, ratified by governments across the world over the last 25 years (from the Rio Summit in 1992 through Kyoto in 1997 to the present), have been incorporated in European Union Directives and transposed into UK and Scottish Government legislation, are central to planning policy and practice. These Scottish obligations have influenced greatly the environmental agenda and the discretion national governments and planning authorities have in exercising their duties. For Inverclyde and this LDP, these agreements and directives find expression in our designated natural heritage and environmental resources and in our requirements to plan for waste, water and flood risk, respectively (refer to Chapters 8 and 10).

National Policy Context

National Planning Framework 2 (NPF2) is the government's strategy for Scotland's development up to 2030, setting out the strategic development priorities to support the central purpose of achieving sustainable economic growth. The strategy also aims to promote a greener country by contributing to the achievement of climate change targets, and protecting and enhancing the quality of the natural and built environments. Planning authorities are required to take account of this Framework in the preparation of development plans.

Scottish Planning Policy (SPP) is the statement of the Scottish Government’s policy on nationally important land use planning matters, identifying the main principles and purpose of the planning system. SPP needs to be read together with Designing Places and Designing Streets, two policy documents which seek to create successful and sustainable places, while taking the emphasis away from the dominance of the private motor vehicle.

The national policy picture is completed by planning Circulars, which contain government policy on the implementation of legislation, and Planning Advice Notes, a series of documents which provide advice and information on technical planning matters.

All of the above documents are taken into account in the preparation of development plans, and can be material considerations in the determination of planning applications.

Strategic Policy Context

Glasgow and the Clyde Valley Strategic Development Plan (2012) sets out a long term spatial vision and development strategy which guides development for its eight constituent planning authorities in the city region up to 2035. Support is given to economic competitiveness, while protecting and enhancing the natural environment. There is a continued focus in the Plan on regeneration and the transformation of the city region’s communities, while at the same time supporting the move toward a sustainable low carbon economy. Inverclyde’s LDP will be consistent with this approach.

Inverclyde Alliance Single Outcome Agreement

Inverclyde Alliance is the Community Planning Partnership for Inverclyde, involving community organisations as well as the voluntary, business and public sectors. It aims to deliver better outcomes for the community by tackling the big issues in Inverclyde through the promotion of partnership working.

In 2012, the Inverclyde Alliance Board approved the revised Single Outcome Agreement (SOA) for 2012 – 2017. The SOA identifies 8 strategic local outcomes and sets out the context in which they have been developed, identifying the priorities and issues that affect the lives of the people of Inverclyde. The SOA has been developed and agreed with the Alliance partners, to ensure it reflects the needs and aspirations of those who live in the area.

The following table recognises which of the proposed LDP policies contribute to the delivery of the SOA local outcomes.

Single Outcome Agreement		Inverclyde Proposed Plan	
No.	Outcomes	Chapter	Policies
1	Inverclyde’s population is stable with a good balance of socio-economic groups.	2 - Sustainable Development and Spatial Strategy	SDS7 - Regeneration and Renewal Priorities
		4 – Economy and Employment	ECN2 - Business and Industrial Development Opportunities
		6 – Housing and Communities	RES2 - Development on Brownfield Sites RES3 - Residential Development Opportunities

			RES4 - Provision of Affordable Housing RES6 - Non-Residential Development within Residential Areas
		7 – Town Centres and Retailing	TCR6 - Town Centre/Retail Development Opportunities
2	Communities are stronger, responsible and more able to identify, articulate and take action on their needs and aspirations to bring about an improvement in the quality of community life.	Plan	Participation and consultation on the LDP
3	The area's economic regeneration is secured and economic activity in Inverclyde is increased, and skills development enables both those in work and those furthest from the labour market to realise their full potential.	2 – Sustainable Development and Spatial Strategy	SDS6 - Promoting our Town Centres SDS7 - Regeneration and Renewal Priorities
		4 – Economy and Employment	ECN2 - Business and Industrial Development Opportunities ECN5 - Working from Home ECN6 - Tourist Facilities and Accommodation
		5 – Transport and Connectivity	TRA3 - New Roads and Parking Proposals
		7 – Town Centres and Retailing	TCR6 - Town Centre/Retail Development Opportunities
		10 – Energy Planning and Service Infrastructure	INF1 - Renewable Energy Developments
4	The health of local people is improved, combating health inequality and promoting healthy lifestyles.	2 - Sustainable Development and Spatial Strategy	SDS1 - Climate Mitigation and Adaptation – Reducing Carbon and Energy Use SDS4 - Green Network
		5 – Transport and Connectivity	TRA2 - Sustainable Access
		8 – Natural Heritage and Environmental Resources	ENV3 - Safeguarding and Enhancing the Green Network ENV4 - Safeguarding and Enhancing Open Space ENV5 - Securing Open Space by Planning Agreements ENV6 - Trees and Woodland
5	A positive culture change will have taken place in Inverclyde in attitudes to alcohol, resulting in fewer associated health problems, social problems and reduced crime rates.		
6	A nurturing Inverclyde gives all our children and young people the best possible start in life.	6 – Housing and Communities	RES6 - Non-Residential Development within Residential Areas
7	Inverclyde is a place where people want to live now whilst at the same time safeguarding the environment for future generations.	2 - Sustainable Development and Spatial Strategy	SDS1 - Climate Mitigation and Adaptation – Reducing Carbon and Energy Use SDS2 - Integration of Land Use and Sustainable Transport SDS3 - Place Making SDS4 - Green Network SDS5 - Development within the Urban Area

			SDS6 - Promoting our Town Centres SDS7 - Regeneration and Renewal Priorities SDS8 - Green Belt and the Countryside
		5 – Transport and Connectivity	TRA1 - Managing the Transport Network
		6 – Housing and Communities	RES1 - Safeguarding the Character and Amenity of Residential Areas RES2 - Development on Brownfield Sites RES3 - Residential Development Opportunities RES6 - Non-Residential Development within Residential Areas
		8 – Natural Heritage and Environmental Resources	ENV2 - Greenbelt and the Countryside ENV3 - Safeguarding and Enhancing the Green Network ENV4 - Safeguarding and Enhancing Open Space ENV5 - Securing Open Space by Planning Agreements ENV6 - Trees and Woodland ENV7 - Biodiversity ENV8 - Water Quality and the Water Related Environment
		9 – Built Heritage and Townscape	HER1 - Development which Affects the Character of Conservation Areas HER3 - Proposed New and Amended Conservation Areas
8	Our public services are of high quality, continually improving, efficient and responsive to local people's needs	Plan	Participation and consultation on the LDP

Inverclyde Local Development Plan

In accordance with The Planning, etc. (Scotland) Act 2006, the Council published its annual Development Plan Scheme (DPS) and Participation Statement (PS) in March 2013. This document sets out the authority's programme for preparing and reviewing the current Local Plan and states what is involved at each stage. It also states when, how and with whom consultation will take place.

The new planning legislation also requires early engagement to be undertaken, with the aim of giving all interested parties an opportunity to identify the issues that they consider of most importance for the new LDP. In Inverclyde this took place from mid 2009 until early 2011.

The Main Issues Report (MIR), a consultative document designed to stimulate discussion on the main areas where the new LDP is likely to differ from the adopted Plan, did not deal with those matters in the adopted Local Plan that were not changing and those of a more minor type. The MIR only considered the significant areas of change, the 'big ideas', and highlighted the Council's preferred approach.

This proposed LDP and the accompanying proposed Action Programme (refer below) represent Inverclyde Council's final considered view for the future development of its area, having taken account of the representations received to date, and having assessed the implications of the alternative options in terms of environmental impact and therefore, sustainability. In the event that representations are submitted to this Plan that cannot be resolved, an Examination by a Reporter from the Directorate for Planning and Environmental Appeals (DPEA) appointed by Scottish Ministers will be held. Only after this stage will a new Local Development Plan be considered for adoption.

Timetable for the Inverclyde LDP and the Glasgow and the Clyde Valley SDP

	Stages	Inverclyde LDP	GCV SDP
	Pre-MIR Consultation	Summer 2009–May 2011	NA
	MIR, Monitoring Report and SEA	May 2011	September 2010
	Additional Suggested Development Sites	November 2011	NA
	Proposed LDP and SEA	May 2013	June 2011
Current Stage ▶	Proposed LDP Consultation	May-July 2013	June-August 2011
	Modify Proposed LDP	August-September 2013	NA
	Submit Proposed LDP to Scottish Ministers	October 2013	NA
	Examination	October 2013-April 2014 (estimate)	December-March 2012
	Receive DPEA Report	April 2013 (estimate)	April 2012
	Adoption/Approval	June 2014 (estimate)	May 2012

Strategic Environmental Assessment

The Planning etc. (Scotland) Act 2006 requires planning authorities to undertake their development planning functions with the objective of contributing to sustainable development. In this regard, and under The Environmental Assessment (Scotland) Act 2005, a Strategic Environmental Assessment (SEA) Environmental Report has been prepared in parallel, and is published alongside the proposed LDP. This document helps to inform the Plan and assesses the environmental impact of the policies and proposals contained within it, but is not part of the proposed LDP. The consultation period for the Environmental Report is the same as that for the proposed LDP, and any representations should be submitted to the Council at the same time.

Habitats Regulation Appraisal

A Habitats Regulation Appraisal (HRA) has also been prepared in accordance with The Conservation (Natural Habitats, &c.) Regulations 1994 as amended. This appraisal is required where a land use plan may have an impact upon a Natura site, a term used to define internationally important nature conservation sites. Inverclyde Council has two such sites, Renfrewshire Heights Special Protection Area (SPA) and the Inner Clyde Estuary, a SPA/Ramsar site.

Supplementary Guidance

Supplementary Guidance contains detailed material that allows the Plan itself to focus upon vision, spatial strategy, policies and proposals. Each piece of Supplementary Guidance has a link into a policy in the Plan, and indeed forms part of the Plan. The following Supplementary Guidance documents have been published alongside this Proposed Plan:

- Local Development Frameworks
- Affordable Housing Provision
- Green Networks
- Renewable Energy
- Planning Application Advice Notes

Other Supplementary Guidance documents will be prepared as required.

Action Programme

An Action Programme has been published alongside the proposed LDP, and this sets out how Inverclyde Council proposes to implement the Plan. It lists the actions that are required to successfully deliver the spatial strategy and all policies and proposals in the Plan. It identifies the main organisations responsible for delivering each action and the timescale expected to do this. Inverclyde Council will monitor the Action Programme, and update and publish it every two years.

Monitoring and Review

Regular monitoring is a crucial element in the implementation of all development plans. Together with national planning policy (SPP), it forms the justification for the development strategy and the policies and proposals contained within this Plan. LDPs require to be reviewed every five years, and the direction and substance of the policies contained within the Plan will be influenced by accurate and regular monitoring. It will also help to identify those policies that require to be revisited.

Regular monitoring is undertaken for the following:

- survey of housing land supply (annually)
- survey of business and industrial land (also business premises from 2013) (annually)
- survey of vacant and derelict land (annually)
- survey of retailing in town and local centres (annually)
- non-conforming developments in the Green Belt and the Countryside (annually)
- wind energy planning applications (quarterly)
- population and household estimates and projections (biennially)

How to Use the Plan

Chapter 1 describes the purpose and the process of the LDP and where it sits in the wider legislative and policy context (international/European, national, regional and local). Chapter 2 of the Plan sets out the broad spatial strategy, and contains policies relating to overarching matters such as climate change, sustainable development,

place making and green networks. It also identifies the locational principles that are to be adopted in Inverclyde when development proposals are considered, including a preference for development within the urban area while safeguarding the Green Belt, and the promotion of town centres and regeneration and renewal priorities.

Chapter 3 identifies where the main areas of change are located, differentiating those that have been continued from the previous Plan (*Legacy*) from new areas, and areas of potential change from those where change is promoted.

Chapters 4-10 contain the main body of land use policies, grouped in a manner which ties in directly to the Strategic Development Plan. This is to further emphasise that the SDP and LDP together comprise the Development Plan for Inverclyde, as well as enable better understanding of their respective spatial strategies and policies.

This Written Statement is accompanied by a Proposals Map which identifies specific boundaries on an Ordnance Survey map. The three main towns of Greenock, Port Glasgow and Gourock are divided into two separate maps, with Inverkip, Wemyss Bay, Kilmacolm and Quarriers Village being located together on one side of the map. The fourth map covers the remaining, much larger rural area, thus ensuring that the entire Inverclyde Council area is covered, as required by statute.

In addition to the Proposals Map, an Inverclyde wide Environmental Constraints Map is included with the LDP for information.

It should be noted that the Plan (Written Statement and Proposals Map) and its policies need to be read as a whole – certain site specific policies in Chapters 4-10 may also be covered by more generic policies in Chapter 2 and broader regeneration priorities in Chapter 3. All policies will be considered together in the decision making process for planning applications.

Toward the end of the Plan a Glossary can be found, where unfamiliar terms and acronyms are defined in order to assist in the understanding of the background information and the policies themselves.

An online version of Proposed Plan is on the Council's website at:

www.inverclyde.gov.uk

If you have any questions about the policies within the Plan, or indeed how to use the Plan, please contact the Planning Policy Team by telephone on 01475 712406 or at:

ldp@inverclyde.gov.uk

Chapter 2 – Sustainable Development and Spatial Strategy

Introduction

Planning on the now well-established principles of sustainable development is a requirement of Scottish Government planning policy. These principles have been given renewed urgency with the imperatives of climate change and the recognition that land use planning and decisions on major new developments can make a significant contribution to reducing carbon emissions and energy use.

Redevelopment within our towns, through optimising development on previously built land and re-using inherited infrastructure, avoids unnecessary development in the Green Belt and countryside. Maximising the potential for linked trips to central core areas – town centres with a mix of uses – will contribute greatly to sustainable development objectives.

However with the increasing frequency of flood risk events as a result of climate change, and the impact that this is having on both urban areas and coastal locations, the risk of flooding on all development sites, including Inverclyde's 'legacy' sites, requires to be considered.

Place making and a concern for high quality design, and the protection and enhancement of green networks within the urban envelope, each contribute to a better living environment. They promote improvements in health and well-being and more active life styles, and encourage biodiversity and habitat creation. Place making and 'greening' also improves the attraction of an area and should change the way residents, investors and visitors perceive Inverclyde. This in turn should assist the promotion of the area as a place to visit and boost tourism.

The Scottish Government's guidance on sustainable development and its approval of the fundamental principles in the GCV SDP, provide the basis for planning in Inverclyde through the Spatial Strategy articulated in this LDP. This is primarily a land use planning and development framework designed to create a self-perpetuating and continuous cycle of sustainable development, supported by a suite of policies to make a significant contribution to the mitigation of climate change and assist adaptation to it.

A Sustainable Development Strategy – Core Policies

Climate Change

Climate change is now recognised as the single greatest environmental challenge that we are faced with today. The reduction of greenhouse gas emissions and the move to a low carbon or carbon neutral future is becoming increasingly urgent. The Climate Change (Scotland) Act 2009 sets clear and ambitious targets of an 80% emissions reduction by 2050 with an interim target of a 42% reduction by 2020. Inverclyde Council has a duty as a planning authority to ensure decisions taken by it assist in the mitigation of the causes of climate change, while seeking to adapt to its short and long term impacts.

The LDP promotes a pattern of development which encourages active travel and travel by public transport and requires the location, design and layout of all new developments to minimise greenhouse gas emissions.

Renewable Energy

The commitment to increase the amount of energy generated from renewable sources is a vital part of the response to climate change. The Scottish Government's target is to have 100% of Scotland's electricity generated from renewable sources by 2020, as well as 11% of its heat generation (2020 Routemap, 2011). Hydro and onshore wind power are currently the main renewable energy suppliers but they will increasingly become part of a wider range of renewable technologies such as biomass, solar, energy from waste, offshore wind and tidal power.

These latter forms of renewable energy are increasingly a part of Inverclyde's planning agenda, and the LDP supports through **Policy SDS1**, the development of a diverse range and size of renewable energy technologies by guiding them to appropriate locations.

Policy SDS1 Climate Mitigation and Adaptation – Reducing Carbon and Energy Use
<p>The reduction of greenhouse gas emissions through a wide range of measures designed to mitigate and adapt to climate change will be promoted by having statutory requirements enforced in relation to improving the energy efficiency of buildings (existing and new); assisting in achieving renewable energy targets, including micro-renewable energy; assisting the move to zero waste; protecting and enhancing land uses that act as 'carbon sinks' (for example extending woodland cover and protecting valued peat lands); and encouraging more sustainable forms of transport and active travel.</p>

Sustainable Development

Current planning legislation and policy requires that the preparation of a development plan must include the objective of contributing to sustainable development. The fundamental principle of sustainable development is embedded in this LDP, to enable the integration of economic, social and environmental objectives, with the overall aim of achieving the right development in the right place.

The Local Development Plan in particular promotes regeneration and the re-use of brownfield land within the urban areas, while taking account of the capacity of existing infrastructure. It promotes a more sustainable pattern of development for the area, reflecting the scale and type of development pressure and the need for growth, regeneration and area renewal. It also aims to assist in reducing the need to travel by promoting the development of mixed land uses and communities, where appropriate.

Integration of Land Use and Sustainable Transport

Central to achieving a more compact form of urban development is the integration of more sustainable forms of transport to service existing and particularly new developments. This applies not only to people but also goods and freight movements. The Scottish Government has a range of guidance and policies in place to promote and encourage alternatives to the private car. The LDP is required to make provision for these alternatives, whether as part of new development or in making changes to current provision through improvements and enhancements, for example in parallel with green network development, as outlined below.

Promotion of central places, in particular town and local centres, and the encouragement of a mix of appropriate land uses, will assist in maximising the ability of people to make linked travel choices, thereby reducing the need to travel. **Policy SDS2** addresses these requirements.

Policy SDS2 Integration of Land Use and Sustainable Transport

Integration of land use and sustainable transport will be promoted through safeguarding and enhancing the network of sustainable forms of transport - walking and cycling, public transport, rail, park and ride and sea-borne traffic; an integrated transport system; management of the strategic and local road network; and directing new developments to locations accessible by a choice of modes of transport.

Place Making

The Scottish Government seeks to raise the quality standards of development in both urban and rural settings, and policy guidance extends the emphasis from street design toward one of place making in its broader sense. The quality of both the built and natural environment impacts upon the quality of life of all citizens and while this is often a subjective matter, it needs to be embedded within the principles applied throughout the new Plan.

The promotion of quality in planning and demonstrating that it is integral to new development and the setting of buildings in the townscape or landscape, is central to changing perceptions of Inverclyde and encouraging one of the growth sectors in the local economy, tourism. The Local Development Plan therefore identifies 'Place Making', or the creation of 'quality environments' in **Policy SDS3** as a vital component of the Sustainable Development Strategy.

Policy SDS3 Place Making

High-quality place making in all new development will be promoted by having regard to Inverclyde's historic urban fabric, built cultural heritage and natural environment, including its setting on the coast and upland moors. This heritage and environment will inform the protection and enhancement of Inverclyde by having regard to the Scottish Government's place making policies, in particular through the application of 'Designing Places' and 'Designing Streets' and through embedding Green Network principles in all new development.

Green Network

A vital element of place making is the space between buildings and the open spaces that link places, both within the urban area and to the countryside beyond. These important spaces within towns are not only green spaces, but include formal public realm such as squares and path networks. Taking all of this 'network' together, comprising formal and informal open spaces, parks, play areas, water courses and other water bodies, walkways and cyclepaths and their associated green corridors, woodlands and undeveloped land, there is a huge environmental resource to be tapped for the benefits of the population of Inverclyde.

Among the benefits to be gained through safeguarding and enhancing the green network are improvements to the living environment, as an aid to economic competitiveness; the enhancement of biodiversity and protecting habitats; and the opportunity to extend the scope for a more healthy and active lifestyle. To make the most of this resource and embed it into the early stages of place making, particularly in areas undergoing renewal or designated for urban regeneration, is a primary objective of Green Network planning and **Policy SDS4**.

Policy SDS4 Green Network

The sustainable development strategy will be assisted and place making enhanced by safeguarding the existing green network of routes and integral green spaces and where appropriate in all new development, in particular large scale renewal and regeneration projects, embedding 'greening' principles to contribute to the strategic and local green network.

The Strategic Planning Context for Inverclyde

The Development Plan for Inverclyde comprises of an upper tier, the Glasgow and the Clyde Valley Strategic Development Plan (GCV SDP), approved by Scottish Ministers in May 2012 (refer Chapter 1), and when adopted, the Inverclyde Local Development Plan will be the lower tier. Under the Planning (Scotland) Act 2006, the upper tier SDP's provide the strategic or spatial vision for the four City Regions in Scotland.

In addition to the spatial vision, the GCV SDP sets out an underlying planning philosophy and fundamental principles for land use planning and development in the City Region, together with a shared understanding of the economic and demographic backdrop against which the Development Plans are prepared across the region. The timeframe for the GCV SDP is 20 years, while for this LDP the primary focus is the next 5-10 years, but with a longer planning horizon where that is helpful to an understanding of the likely scale of planned changes in Inverclyde over the longer term.

The economic forecasts and population/household projections that form an important part of the evidence base and essentially the key determinants, or '*Drivers of Change*' of demand and need for land use planning and development, are outlined below before setting out the City Region *Vision* and Inverclyde's place within that vision.

Glasgow City Region and Inverclyde: Vision and Spatial Strategy

Inverclyde's location west of Glasgow city centre and the hub of the City Region's economy, primary business, retail and leisure centre, and transport network, determines to a large extent the area's role and the way it functions, and therefore informs its future planning. Diagrams [*scalar Diagrams (1-3)*] are an attempt to conceptualise this relationship and present graphically where Inverclyde is placed in the City Region's *Vision* and the Spatial Strategy of the approved GCV SDP.

Sustainable Economic Growth and Urban Development

Inverclyde's current economic structure is bound up with the City Region economy and how that may change over the life of the Plan. An analysis of the economic structure of the Glasgow City Region was carried out in 2010 by Oxford Economics, and this has informed preparation of this LDP (1). This study has taken account of the recent recession and the ongoing consequences it could have for the area. The recession has had a significant impact across the whole area, and is broadly proportionate to what has occurred elsewhere in the UK.

A summary position shows that the main source of employment gain is expected to occur in distribution, tourism (in particular hotels), transport and communications, financial services and business services. Employment in construction is also predicted to rise but probably beyond the short-term (2020) LDP plan period. Declines are forecast to 2035 in other sectors, with the major source of decline being in manufacturing and in energy/utilities. Chapter 4 details the policy response to these conclusions for land use planning in Inverclyde.

Population and Household Projections

The population and household projections that form the evidence base for this LDP are found in the Glasgow and the Clyde Valley Housing Need and Demand Assessment (GCV HNDA) (2). The planning horizon is 2025, with intermediate dates at 2016 and 2020, for LHS and LDP purposes, respectively. In summary there is a projected decline in population due to both negative natural change and net outward migration, but at a much reduced rate than experienced over the decade to 2011(3).

The projection of households is similarly weak, indicating marginal increases of between 1% and 3% by 2025. The trend towards smaller families, including single-person households, is projected to continue, as is the projected increase (some 25%) in the proportion of elderly households, by 2025. The LDP housing development strategy in Chapter 6 outlines the policy response to reflect the evidence from the GCV HNDA.

GCV SDP: Spatial Vision

The LDPs Spatial Strategy is the geographical expression of both the Glasgow and the Clyde Valley Community Planning Partnership's *corporate vision* as it relates to Inverclyde, and Inverclyde Alliance's *partnership vision* in its Single Outcome Agreement (SOA) (refer Chapter 1). Each of these envisage Inverclyde, some 20 years from now, exhibiting some fundamental changes in the way we live our lives, including:

- 1) Communities re-invigorated by regeneration and mixed tenure housing
- 2) Development using re-cycled and underused land
- 3) Economy rebalanced towards environmental sectors (a 'greener' economy)
- 4) Energy founded on low carbon sources and systems
- 5) Green network extended uniting urban and rural areas
- 6) Land use integrated with sustainable transport networks
- 7) Locally sourced materials supporting the economy.

** Footnote – ref to (1), (2) & (3) Background Reports (NB – (3) is the 2011 Census.

Spatial Development Strategy

The SDP's Spatial Development Strategy sets out a number of key components of its Spatial Vision, to 2035, which are of relevance and importance to Inverclyde's Sustainable Development Strategy, as follows:

- 1) **A Network of Centres** accessible by a sustainable transport network, with Greenock designated as one of 22 Strategic Centres in the City Region, with Glasgow City Centre at its heart.
- 2) **Re-cycling Brownfield Land** through redeveloping the wasted resource that is vacant, derelict and underused land. Inverclyde Waterfront is identified in the SDP as a Priority Flagship Initiative.
- 3) **Regenerating Run-down and Excluded Communities**, through introducing mixed tenure – new and improved housing and necessary community infrastructure and facilities.
- 4) **Maximising established sustainable transport networks**, particularly the extensive Inverclyde rail network, and re-using water and drainage infrastructure.
- 5) **Green Network**, maximising and enhancing the contribution of our green spaces, both urban and rural.
- 6) **Low Carbon Future**, through making provision for decentralised distributed power plants, based on alternative technologies, including exploiting opportunities for biomass development and combined heat and power (CHP) forms of renewable energy.

The SDP Spatial Development Strategy provides the City Region context for the planning of Inverclyde for the medium to long term, through the above and by identifying the following:

- (A) The Development Corridor, stretching the length of the River Clyde from Inverclyde in the west, through the City Centre of Glasgow, to the eastern boundary of the City Region in South Lanarkshire.
- (B) Clyde Waterfront, of which the designated Riverside Inverclyde URC is a major component.
- (C) GCV Green Network and Green Belt, the latter in particular of importance to securing for the long term the countryside setting of its smaller settlements and the distinctive identity of Inverclyde.

The SDPs Spatial Development Strategy and Inverclyde

Within this City Region-wide context set by the GCV SDP, clear strategic priorities are identified for Inverclyde:

- (i) Strategic Economic Investment Locations (SEILs) – Inverclyde Waterfront (defined in the LDP, refer Chapter 4);
- (ii) Strategic Freight Transport Hubs (SFTBs) – Ocean Terminal (defined in the LDP, Chapter 4);

- (iii) Strategic Centres – Greenock, and recognition of the complementary role of Port Glasgow town centre (Chapter 7);
- (iv) Green Network – three locations, at Upper Greenock (centred on Coves LNR), East Greenock; and Port Glasgow (east), and the internationally recognised Inner Clyde and Renfrewshire Heights Special Protection Areas (SPAs), and Clyde Muirshiel Regional Park (refer to Chapter 8); &
- (v) Forestry and Woodland Spatial Framework – preferred (urban fringe) areas (refer to Chapter 8).

In addition, outwith or predominantly outwith Inverclyde, locations that are important for the planning of Inverclyde, are:

- (vi) Strategic Road improvements, including the opening of the M74 and M80; A8/M8 upgrades, and linked to the Airport (GIA below), road access improvements;
- (vii) Glasgow International Airport (GIA) - Bishopton – Inverclyde Radial Transport Corridor (within the Development Corridor noted above), including rail enhancements between Inverclyde/Ayrshire and Glasgow, and more immediately in neighbouring Renfrewshire (refer to the Scottish Government’s ‘Strategic Transport Projects Review (No. 26)), and specifically as growth poles:
- (viii) Glasgow International Airport (another NPF2 priority); and
- (ix) Bishopton Community Growth Area (CGA).

The GCV HNDA outlines how the population is expected to live in households over the coming years, and this is likely to be the main foundation stone of change across the City Region and for this LDP. Future development and the scale of land use change in Inverclyde is forecast to come mainly through the primary driver of housing and community regeneration.

Under Spatial Framework 3 ‘Sustainable Communities’, the SDP Spatial Development Strategy identifies an Indicative All-tenure Housing Requirement, which requires to be validated for Inverclyde in this LDP in terms of a housing land requirement (refer to Chapter 6).

The SDP, together with this LDP constitute the Development Plan for the purposes of Development Management and the assessment and determination of planning applications in Inverclyde. SDP Diagram 4 ‘**Sustainable Location Assessment**’ outlines the relationship between the two plans and relative weight that is required to be given to them in undertaking this assessment.

The LDP: Proposed Plan is laid out to mirror the GCV SDP with the principal policy-based chapters to inform development management decision-making grouped under the following headings and sub headings:

- (1) Economic Competitiveness, including
 - Economy and Employment
 - Transport and Connectivity
- (2) Sustainable Communities
 - Housing and Communities
 - Town Centres and Retailing
- (3) Environmental Heritage
 - Natural Heritage and Environmental Resources
 - Built Heritage and Townscape
- (4) Energy and Infrastructure

- Energy Planning and Service Infrastructure.

Inverclyde's Sustainable Development Strategy

Inverclyde's social, economic, physical infrastructure and environmental problems are of longstanding, with employment losses and population decline having been a feature of the area since the 1970s. While the rate of decline has slowed over the last decade, the economic downturn since 2008 remains the backdrop against which this LDP is prepared.

Due to the underlying demographics of an ageing population and insufficient numbers of household-forming age groups, the future for Inverclyde lies in making it a more attractive place to live, invest and visit, the first two being the most important to its long term sustainability. Put simply, Inverclyde's regeneration cannot be sustained from within its own population. The good road and railway connections within and linking to the rest of the City Region, in particular, are assets that should be maximised to assist in making Inverclyde more accessible and assist its integration with the rest of the Glasgow City Region.

A significant part of Inverclyde's appeal is its coastal location and a large part of its countryside is designated within the Clyde Muirshiel Regional Park, both of which will continue to be recognised and safeguarded through the Development Plan. The significance and scale of these natural assets are presented on the Proposals Map.

Inverclyde's future therefore, lies most of all in making the most of these natural and environmental assets, exploiting the potential of its built heritage and, maintaining the successes achieved so far in housing-led regeneration. In order to maintain momentum in the face of competition from neighbouring authorities, Inverclyde has to make the most of all its unique assets.

Scale of New Development Planned

The Spatial Strategy updates the previous Local Plan's Development Strategy, by retaining its longstanding central objectives - economic regeneration, housing and community regeneration, a quality environment, and expressing these spatially through place-making and key locations – and adding 'new' *Drivers of Change*, as outlined above and in the *Spatial Vision* provided for this Plan in the approved SDP. These new drivers are climate change mitigation and adaptation, and the Scottish Government's commitment to sustainable economic growth. These objectives and 'drivers' provide the underlying principles upon which land use planning in Inverclyde and the wider City Region will be founded.

The Spatial Strategy of the Plan identifies (in Chapter 3), seven 'Major Areas of Change', and a range of key sites and locations, including two 'New Neighbourhoods'. This represents a continuity with, and legacy from, the previous Local Plan (refer to Diagram x.x).

These areas and locations, including the new location of Spango Valley, present a considerable land resource within the urban settlement boundaries, obviating any need to release additional land from the Green Belt. A policy of urban containment best describes the Spatial Strategy and Chapter 3 summarises these major regeneration and area renewal opportunities. Supplementary Guidance in the form of *Local Development Frameworks* presents a detailed outline of all these major development opportunities.

Looking ahead some 10-15 years – a timeframe essential to realise the full potential of Inverclyde as a sustainable urban community – ‘Areas of Potential Change’ are also identified in Chapter 3. These areas differ from the *Legacy Sites* in being less prescriptive, but are included in the Spatial Strategy at this stage to provide further direction and confidence to developers and investors in planning for the medium to longer term in the Authority. The Supplementary Guidance ‘*Local Development Frameworks*’ also addresses the planning issues for these areas.

Taking all these sites, locations and areas of change together, expresses the planning principles underpinning the core policies of the Spatial Strategy, SDS1 to SDS4 above. Their locational expression is in key policies, SDS5 to SDS8, outlined below.

Components of Spatial Strategy

The outcomes of the GCV HNDA indicate there is no requirement for strategic release of greenfield land for housing on the edge of the urban settlement boundaries to accommodate the assessed land requirement. Existing allocations provide more than sufficient supply in a wide range of urban localities in Inverclyde to satisfy housing needs and demand. This observation applies to both the Inverclyde Housing Market Area and that part of the Renfrewshire Sub-Market Area within Inverclyde.

The GCV SDP however, allows for an element of flexibility in the LDP, in response to annual monitoring of the effectiveness of the housing land supply. While there is no requirement for greenfield release, small scale adjustments where they can be justified to meet local demands and needs, are provided through SDP SSM No.10 and Policy RES3 of the LDP (refer Chapter 6).

Brownfield Development Opportunities

The legacy of housing development opportunities in the 2005 Local Plan means the scale of *new* additional opportunities in this first Inverclyde LDP is modest. In addition to this legacy, including the partially developed New Neighbourhoods at Woodhall, Port Glasgow and Peat Road / Hole Farm, south west Greenock, are new potential development locations in or adjacent to, established business and industrial areas, for example, Spango Valley in south west Greenock. There is also considerable scope for further redevelopment and reuse of land for housing renewal and urban consolidation, in the inner urban areas of Port Glasgow and Central East Greenock, the ‘Areas of Potential Change’.

The Waterfront

Foremost among Inverclyde’s assets is its waterfront location. In terms of place-making, the Inverclyde Waterfront remains part of the strategic-level (SDP) ‘Clyde Waterfront Flagship Initiative’, with the principal focus of regeneration being along the Greenock – Port Glasgow waterfront and related A8 Corridor. Linked renewal initiatives in the two town centres are an important component of the Spatial Strategy (refer Diag xx). Within the Corridor, two ‘Major Areas of Change’ represent legacy development opportunities from the 2005 Local Plan: The Harbours and James Watt Dock/Gravel Island, Greenock. Gourock town centre, its Pierhead area and the head of Gourock Bay remain a focus for urban renewal and new investment.

The regeneration of Inverclyde’s waterfront represents a considerable achievement over the last 10 years but much still requires to be done, as reflected in the legacy

elements and progress, still underway but also in certain respects, stalled by the economic downturn. Progress has advanced sufficiently to allow for the delayed Inverkip Power Station site to be retained as a major development opportunity on the Firth of Clyde coast without undermining the central urban focus of the Spatial Strategy. It is the one remaining major brownfield opportunity in the west of the authority, otherwise largely constrained by topography, limited developable land on the coast, the Regional Park and other environmental constraints.

Area Renewal

In a similar way the Area Renewal Strategy remains a priority and a central objective of the LDP. It focuses on creating the conditions for attractive residential environments in predominantly single tenure housing areas of Greenock and Port Glasgow, and is underway in the promotion of the 'New Neighbourhoods' at Woodhall, Port Glasgow and Peat Road / Hole Farm, south west Greenock. In addition, there are other significant large scale housing development opportunities, contributing to a 'generous' land supply which can meet all demand and needs projected to arise over the medium to long term (refer Chapter 6).

Kilmacolm and Quarrier's Village

The Renfrewshire housing market area covering Kilmacolm and Quarrier's Village remains an area with capacity limits to its growth. This is due in part to the landscape setting of these settlements and their environmental and built heritage constraints, but mainly due to the absence of sustainable public transport infrastructure to support major new development. As indicated, the GCV HNSA and GCV SDP demonstrate that there is no justification for major housing development in this Sub Housing Market Area.

Sustainable Development Strategy – Key Policies

Development within the Urban Area

Urban containment and consolidation are the foundations of the Sustainable Development Strategy of this Plan, and this represents a continuation of the direction of development from the previous Local Plan. Optimising development on brownfield land within the built up area will contribute to more sustainable communities, thus helping to contribute toward the reduction in greenhouse gases and the overall climate change agenda. **Policy SDS5** expresses this preference.

Policy SDS5 Development within the Urban Area
There will be a preference for all appropriate new development to be located on previously used (brownfield) land within the urban settlements, as identified on the Proposals Map.

Town Centres

Economic competitiveness, measured through viability and vitality, reduction in carbon emissions and energy use, sustainable communities and environmental quality, will be assisted by safeguarding and promoting the three town centres as the focus for investment and development for a variety of appropriate uses.

The opportunity for development of retail and commercial leisure floorspace of a larger scale can be met in the extended Port Glasgow Town Centre Waterfront West site, and will complement the function of the other town centres. **Policy SDS6** expresses this preference.

Policy SDS6 Promoting our Town Centres

The three town centres, as identified on the Proposals Map, will be promoted and safeguarded for a variety of uses including business, civic, cultural, retail, entertainment, leisure and residential, with the development site at Port Glasgow Waterfront West performing a complementary role to the other town centres, particularly Greenock Strategic Town Centre for comparison retail and commercial leisure developments.

Regeneration and Renewal Priorities

Sustainable development, social inclusion, economic competitiveness and place making within the urban settlements of Inverclyde will be assisted through the regeneration of the Waterfront, with priority accorded to directing appropriate new investment and development to this strategic location.

The Council's partnership regeneration and renewal areas, expressed in this LDP as 'Major Areas of Change' and for the medium to long term, 'Areas of Potential Change', will be the focus for new development, as specified in the 'Local Development Frameworks' in the Plan and where required, Supplementary Guidance. **Policy SDS7** sets out the Council's priorities.

Policy SDS7 Regeneration and Renewal Priorities

Appropriate new investment and development will be directed to the Waterfront and to the Council's partnership renewal areas – 'Major Areas of Change' and 'Areas of Potential Change' – as identified on the Proposals Map and in accordance with the Plan's local development frameworks and where required, Supplementary Guidance.

Green Belt and the Countryside

The designation of the Green Belt and the Countryside beyond is intended to provide clarity and certainty on where development should and should not take place. These designations are intended to direct developments to the right places in accordance with the regeneration and renewal priorities which are the central foundation of the Plan's Spatial Strategy. **Policy SDS8** expresses these objectives.

Policy SDS8 Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

Chapter 3 Major Areas of Change and Potential Change

Major Areas of Change

Major Areas of Change are designated in the Plan to cover those larger scale development opportunities undergoing or planned to undergo change and which contribute most to transforming the identity of Inverclyde. These areas (under **Policy MAC1-7**) because of their scale or type of development, require a more detailed level of planning guidance and direction (development framework or masterplan), to integrate in most cases a number of separate but linked proposals in a planned, phased manner. This more detailed level is required to facilitate change for the better and to assist in realising the objectives of already approved Planning Strategies.

Six of the seven areas designated in the Plan are a legacy of regeneration or area renewal carried forward from the Inverclyde Local Plan 2005. Progress has been made in some areas and not others. The current position and planning status is outlined against the aims and objectives for each of the areas below, together with the preferred land uses and other relevant considerations, including guidance on placemaking (urban design and environmental improvements) and green network (access and linkages), both for local and strategic purposes.

Spango Valley is the one new area identified as a major development opportunity in the Plan. It is divided into three sub areas reflecting the different stages reached in their respective development. In many ways the area depicts well the process of regeneration and area renewal. The central area is being retained for business and industrial use while the north eastern area is at an advanced stage with a planning permission in principle and other firm development proposals outlined in a masterplan/development framework. In contrast, the remaining area in the south western part of the site has no firm proposals under discussion.

The seven Major Areas of Change, designated on the Proposals Map, are:

- MAC 1: The Harbours, Greenock
- MAC 2: James Watt Dock / Garvel Island, Greenock
- MAC 3: Gourrock Bay
- MAC 4: Former Inverkip Power Station, by Wemyss Bay
- MAC 5: Woodhall, Port Glasgow
- MAC 6: Peat Road/Hole Farm, south west Greenock
- MAC 7: Spango Valley, south west Greenock.

Policy MAC1-7 : Major Areas of Change

The Council will support the redevelopment of the areas designated 'Major Areas of Change' on the Proposals Map by having regard, where applicable, to:

- (i) approved planning permissions (in outline, in principle or detailed);
- (ii) approved masterplans/development frameworks and briefs;
- (iii) the future submission and approval of a masterplan/development framework; and additionally,

taking cognisance of the planning strategies, area policy and preferred land uses outlined under each of the respective Areas, MAC1 to MAC7, in Supplementary Guidance.

It should be emphasised that due to the prevailing economic downturn and anticipated lengthy climb back to a sound economic climate for new investment, the timing and potentially the phasing of development within the Major Areas of Change could be more protracted than originally conceived. The number of legacy sites in the Plan itself demonstrates this more realistic perspective on development prospects. As a consequence, the detailed site and building block configurations illustrated on the Maps for the Major Areas of Change in the Supplementary Guidance document will be subject to change, as planning applications come forward and further refinements are made to these proposals. At this stage however, and for the lifetime of this Plan, the planning policy position and preferred land uses outlined in Supplementary Guidance remain the basis for the development of these seven designated areas.

Areas of Potential Change

Two Areas of Potential Change are designated covering a variety of circumstances and consequently, a range of planning issues requiring different policy responses. Grouping these areas together has one common purpose: to highlight potential new opportunities for both development and placemaking. The key consideration in their designation however (under **Policy APC1-2** below), is that land use change is either planned or desired, rather than the retention of the policies of the 2005 Local Plan.

The intention is to provide direction for future investment so that this can be done in a planned, coordinated and phased manner, having regard to how these areas function and how their roles may change over time.

Areas of Potential Change are characterised as having a range of problems, be it social, economic, physical or environmental, with in most cases, a combination of all four. They require a range of interventions to establish the conditions that could realise their potential. They have potential for development, either on one or two sites, or over a wider area, where cumulatively, the development or change of use of a number of smaller sites would improve conditions considerably for the area.

The key feature common to these areas, unlike 'Major Areas of Change', is the greater uncertainty over their future with agreements on the optimum planning strategies still to be decided. Because of this, a number of options are set out at this stage, to inform and guide what the best or favoured option could be.

The Areas of Potential Change, as the name suggests, are presented in the plan with little prescription, unlike the Major Areas of Change, where preferred land uses are indicated.

The two Areas of Potential Change, designated on the Proposals Map, are:

APC 1: Central East Greenock – Broomhill and Drumfrochar, Strone and Wellington Park

APC 2: Inner Lower Port Glasgow (including Clune Park).

Policy APC1-2 : Areas of Potential Change

The Council will support the redevelopment of the areas designated 'Areas of Potential Change' on the Proposals Map by having regard, where applicable, to the potential planning frameworks, draft planning strategies and land use / development options outlined under each of the respective Areas, APC1 and APC2, and progress for each Local Development Frameworks in Supplementary Guidance, where necessary and appropriate.

This early outline of possibilities for the two Areas of Potential Change identified will be further considered and consulted upon to establish firm proposals. Once development proposals have been concluded and agreed with relevant stakeholders and the communities involved, the accompanying **Action Programme** will chart progress on the evolving Local Development Frameworks between the publication of this LDP and the next.

Development Option Sites

Three **Development Option Sites** are designated under **Policy DOS1-3** for similar reasons to that of the 'Areas of Potential Change'. Two of these sites, Regent Street and Sinclair Street are also characterised by having a range of problems that require intervention to realise their potential. At this stage too, it is best left to the market to determine what the favoured option should be for their development. The third site, John Street, is owned by River Clyde Homes and any decisions on a change in land use would have full regard to the expressed wishes of the tenants and a decision by the RCH Board. The key to the future of these sites' development is having in place a flexible planning regime, as illustrated for each below.

The three Development Option Sites designated on the Proposals Map are:

DOS 1: Regent Street, Greenock

DOS 2: John Street, Greenock

DOS 3: Sinclair Street, Greenock.

Policy DOS1-3 : Development Option Sites

The Council will support the redevelopment of the designated 'Development Option Sites' on the Proposals Map, DOS1 to DOS3 by having regard to their respective draft planning strategies and land use / development options, and progress each site through Supplementary Guidance, where necessary and appropriate.

Local Development Frameworks

Supplementary Guidance on Local Development Frameworks for each of the seven Major Areas of Change, two Areas of Potential Change and the three Development Option Sites, is available as a supporting document to this Plan, (refer Appendix

Chapter 4 – Economy and Employment

Introduction

A priority of the Council is to support business and industrial activity and encourage the sustainable economic regeneration of Inverclyde. This can be achieved by maintaining and where possible improving the competitiveness of local companies throughout the area, while also allowing sufficient flexibility for future growth.

A business environment needs to be created where existing companies can have the confidence to expand and new ones can be encouraged to locate in Inverclyde. An adequate range, quality and quantity of land supply for future business and industrial development needs to be maintained, and the following plan policies seek to provide the foundations for a vibrant local economy and employment base.

Policy Context

National

The Scottish Government's Economic Strategy gives a clear priority to accelerating economic recovery in Scotland with a range of measures to tackle unemployment and to promote employability, thereby developing a more resilient and adaptable economy. Particular policy attention is devoted to a number of key sectors with forecast high growth potential to boost productivity, including the creative industries, energy (including renewables), financial and business services, food and drink, life sciences and universities and sustainable tourism.

The Government's plans to move toward a low carbon economy to meet the Climate Change (Scotland) Act 2009 targets are expressed through its Low Carbon Economic Strategy. This aims to seize business opportunities by marketing Scotland as a destination of choice for business inward investment.

National Planning Framework (NPF2) encourages a more even spread of economic activity which would help relieve pressures in high growth areas and provide additional opportunities in areas such as Inverclyde. It is recognised in NPF2 that Inverclyde has been endeavouring to respond to Government policy and through the Urban Regeneration Company, Riverside Inverclyde, is promoting new employment opportunities and improving the quality of the environment. The success of Ocean Terminal in Greenock as an increasingly popular port of call for cruise liners and container traffic is also recognised in NPF2.

Scottish Planning Policy aims to achieve sustainable economic growth in Scotland, located in quality sustainable places, and encourages planning authorities to proactively support development that could contribute to that aspiration. Authorities are required to respond to the diverse needs and locational requirements of different sectors and sizes of businesses and to take a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised.

Strategic

The SDP aims for a rebalanced low carbon economy to accord with national strategy and the Plan has rationalised and streamlined the strategic development locations in

the City region. Twenty Strategic Economic Investment Locations (SEILs) are identified, based upon their ability to offer specific roles and functions, including one at Inverclyde Waterfront based upon green technologies and business and financial services. The importance of Strategic Freight Transport Hubs (SFTHs) is also identified in the SDP, one of which is Ocean Terminal in Greenock.

Ocean Terminal has a dual purpose, being an important national destination for cruise ships for Scotland. This strategic deep-water facility is a significant asset in Inverclyde for promoting the area and for increasing expenditure, both locally and across west central Scotland. It is one of a number of tourist 'destinations' within the area that the Development Plan will protect.

Greenock town centre has been identified within the Network of Strategic Centres in the SDP (refer to Chapter 7) where its role and function includes employment and business, as well as retail, civic, community and leisure.

Local

The Urban Regeneration Company, Riverside Inverclyde was set up to secure the long-term economic growth of Inverclyde through the exploitation of existing and new opportunities and spread the benefits of growth to local residents and businesses across Inverclyde. Regeneration projects based on the adopted 2005 Local Plan were identified along the eight kilometre Waterfront/A8 Corridor, stretching from Port Glasgow to Greenock, including development secured at Riverside Business Park; the creation of a LLP and planning permission for the redevelopment of the historic James Watt Dock; and environmental and public realm work along the main road corridors, on the coast and within the three town centres.

The Council's Economic Regeneration Strategy 2011-2014 sets out Inverclyde's economic priorities in alignment with the key themes identified within the Government's Economic Strategy. The Regeneration Strategy aims to deliver through a programme of activities, focussing on economic success, business support, skills development with access to jobs and/or training, and financial inclusion.

Following the identification of Inverclyde as a potential offshore renewables location by Scottish Enterprise in the National Renewables Infrastructure Plan, the Council and its partners, Riverside Inverclyde and Peel Ports Ltd (Clydeport plc) are promoting Inchgreen on the Greenock Waterfront as an area to which renewable energy companies could locate.

The promotion of tourism is identified at national level as an important growth sector for the economy of Scotland and there is an expectation that each part of the country should make the most of its unique resources and assets with a view to capturing an ever increasing market. The Inverclyde Tourism Strategy 2009-2016 sets the context within which this LDP promotes this sector of the local economy.

Policies

Business and Industrial Areas

It is important that the Council maintain an adequate range and choice of sites and locations for business and industry and create the correct business environment for the protection of existing jobs and the creation of new ones. The protection of strategically important sites for business and industrial investment provides the

certainty required for their future, while the flexibility accorded other designated locations and sites recognises the legacy of business and industrial sites and the long term issues of marketability associated with certain less sustainable locations. **Policy ECN1 (a) to (d)** and the accompanying **Schedule 4.1**, aims to fulfil these requirements.

Policy ECN1 : Business and Industrial Areas

(a) – Strategic Economic Locations

The strategic economic locations listed in Schedule 4.1 and identified on the Proposals Map as ECN1 (a) will be safeguarded, with favourable consideration given to:

- (i) new development in support of green technologies and business and financial services within the Inverclyde Waterfront Strategic Economic Investment Location (SEIL);
- (ii) new development and support for the continuation of current uses for the operation of the international Ocean (Container) Terminal Strategic Freight Transport Hub; and
- (iii) new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6); and

all subject to Policy ECN3.

(b) – Local Business and Industrial Areas

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(b) will be safeguarded, with a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), subject to Policy ECN3.

(c) – Economic Mixed Use Areas

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(c) will be safeguarded, and while there will continue to be a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), other uses that would contribute to permanent employment creation or be clearly supportive of the operation of existing businesses will be supported, provided they are not uses typically associated with Town Centres, subject to Policy ECN3.

(d) – Business and Industrial Areas with Potential for Change

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(d) will be safeguarded, and while there will be a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), proposals for uses other than business and industrial will also be given consideration, subject to Policy ECN3 and other relevant policies of the Local Development Plan.

The business and industrial areas designated in the LDP are listed in Schedule 4.1 and categorised according to the above four-fold policy distinction. Within these areas are sites identified as development opportunities to support the economic development of Inverclyde. **Policy ECN2** outlines these opportunities and how the Council's portfolio of business/industrial development opportunities will be regularly monitored and reviewed to ensure there is no constraint on the local economy through an inadequate marketable land supply.

Policy ECN2 : Business and Industrial Development Opportunities

The development of business and industrial uses on the sites included in Schedule 4.1 and indicated on the Proposals Map will be encouraged and supported. An annual audit of the business and industrial land supply will monitor and review the sites, and where necessary, augment the marketable land supply, to maintain the economic competitiveness of Inverclyde.

Business and Industrial Development within Designated areas

It is important to the character and amenity of Inverclyde that business and industrial developments are of an acceptable standard and that their development has little or no adverse impact upon surrounding land uses, and adjacent businesses. Furthermore, in order to contribute toward an improved environment, sustainable travel patterns and quality of life, all proposals should take account of **Policy ENV3** and the Supplementary Guidance on the Green Network.

Policy ECN3 : Character and Amenity of Areas for Business and Industrial Use

Within the designated business and industrial areas, development proposals will be assessed against the following criteria, where appropriate:

- (a) the scale, siting and design of buildings;
- (b) site boundary treatment and landscaping;
- (c) infrastructure, transportation, and environmental considerations (including Supplementary Guidance on the Green Network);
- (d) assessment against the Council's adopted roads guidance;
- (e) compatibility with neighbouring uses; and
- (f) impact on the overall supply of land for business and industry.

Business and Industry Outwith Designated Areas

It is important that businesses which operate acceptably and successfully outwith designated areas should be supported. They should not be impeded from operating effectively by development that could lead to future complaints against them. Whilst the Council would normally wish to direct new business development to the areas identified on the Proposals Map for those purposes, occasions may occur where a proposal outwith the designated areas could be seen to have overall benefits for the community. Such developments would have to be assessed against the criteria in **Policy ECN4**.

Policy ECN4 : Business and Industrial Proposals Outwith Designated Areas

Proposals for new or expanded business or industrial development on sites outwith the identified Business and Industrial Areas on the Proposals Map, will require to be assessed against the following criteria:

- (a) compatibility with neighbouring uses;
- (b) economic and social benefit; and
- (c) range and suitability of available sites identified in the Local Development Plan as being suitable for the proposed development.

Proposals for Working from Home

Proposals for working from home in a residential area will be acceptable for a business where the nature of the activity does not have an adverse impact on the existing character and standards of amenity of the area. **Policy ECN5** outlines the relevant criteria where planning permission may be required, depending on the nature of the activity and in this regard advice should be sought from the Regeneration and Planning Service, Development Management.

Policy ECN5 : Working from Home

Proposals for working from home will be acceptable provided they are satisfactory in regard to the following criteria:

- (a) the effect on neighbouring residents in terms of noise, odour, storage, traffic, parking, hours of working or other impacts; and
- (b) the cumulative impact of such uses.

Tourism

The Development Plan is required to facilitate and encourage development, and identify improvements in tourist provision and accommodation, the growth and importance of which is significant to the economic prosperity of Inverclyde. The Council's Tourism Strategy (2009-2016) aims to provide a focus for the promotion of tourism for local people, the Inverclyde business community and other stakeholders, such as Scottish Enterprise and Visit Scotland.

Inverclyde's location on the south bank of the River Clyde and its extensive 25 mile coastline down into the Firth of Clyde, explains the attraction it has had for generations of holiday-makers and more recently day trippers and short stay visitors. In addition to tourist attractions such as the Regional Park, Finlaystone House and Gardens, Lunderston Bay, the seafront at Gourrock and as a 'stop-over' for the ferry crossings to Argyll and Bute and beyond, the coast has become an important location and catalyst for new leisure developments.

The last 15 years has seen an upsurge in sailing and boating activity with increasing demand for moorings and marinas. Kip Marina (the largest and most successful with associated housing and leisure businesses), has been followed recently with marina development at The Harbour and James Watt Dock, Greenock. The LDP in its MAC

policy areas (refer Chapter 3 and Supplementary Guidance), illustrates the potential importance of this sector of tourism to the economic development of Inverclyde and the role that planning can play in assisting this new investment.

Good communications and improvements to accessibility to, from and within Inverclyde, is essential to generating more tourism. The LDP in its proposals to safeguard and enhance the transport network, improve its interchanges and its routes for sustainable access (walking and cycling), will have direct benefits for Inverclyde as a tourist destination (refer Chapters 5 and 8).

Caravan parks in particular tend to require large areas of land and can have major implications for the environment. Any proposal for a new caravan park or for an extension to an existing one should not have an adverse impact on the local environment nor be significantly more visually intrusive over the wider area.

Policy ECN6 : Tourist Facilities and Accommodation

The provision of new or extended tourist facilities and accommodation, including caravan parks, will be assessed against the following criteria:

- (a) impact on amenity and landscape (adjoining properties, natural and built heritage and environmental resources);
- (b) standard of design;
- (c) impact of traffic generation, access, parking and road safety ;
- (d) accessibility by public transport; and
- (e) social and economic benefit.

Chapter 5 - Transport and Connectivity

Introduction

A well designed and connected transport network has an important role to play in meeting a number of inter-related objectives such as reducing greenhouse gas emissions, improving accessibility to services, promoting economic competitiveness and access to employment and providing opportunities for active travel. Achieving these requires a shift to more sustainable modes of transport, from private cars to walking, cycling and public transport for individuals and from road to rail and water for freight wherever possible.

Inverclyde is well served in terms of transport with the A8 and A78 trunk roads running through the authority, as well as two train lines with fourteen stations and four ferry services. A number of bus companies operate throughout the area, with Greenock Bus Station recently undergoing a major renovation and Port Glasgow Bus Station due to reopen after refurbishment in 2013. A parking strategy for Greenock Town Centre is being developed, as are sites for park and ride at a number of stations.

Policy Context

National

Transport Scotland is the national transport agency responsible for the rail network, trunk roads, ferries, ports and harbours and major transport projects. They are also responsible for the production of the Strategic Transport Projects Review, which identifies the Scottish Government's transport investment priorities for the next 20 years and the coordination of the National Transport Strategy, which sets out the long-term vision for transport across Scotland. As well as improving integration between different modes of transport, the main objectives are the promotion of economic growth through the enhancement of the transport network, better social inclusion through increased accessibility, protection of the environment by minimising emissions and improving safety.

Strategic

Strathclyde Partnership for Transport (SPT) is the regional transport partnership for the West of Scotland. Its role is to consider and plan for all modes of transport across the region, and develop the transport system in partnership with the individual member councils. SPT has a key role in strategic planning for the region and their vision is published through the Regional Transport Strategy for the West of Scotland 2008-21. This strategy identifies the complementary regional priorities that set the scene in working toward the four key transport outcomes of improved connectivity, access for all, reduced emissions and attractive, seamless and reliable travel.

The Strategic Development Plan's (SDP) vision recognises that public transport, particularly rail and buses, will be the key sustainable transport modes, along with the promotion of active travel. Development should be directed to locations accessible to such sustainable transport as an alternative to the private car. The SDP's Spatial Development Strategy supports investment in freight hubs to encourage a modal shift between road, rail and maritime shipping. Ocean Terminal in Greenock is identified as one such Strategic Freight Transport Hub.

Local

The regional and local transport priorities are implemented in Inverclyde through the Inverclyde Local Transport Strategy (LTS) 2009-2014, which aims to extend and diversify transport infrastructure, particularly for walking, cycling and public transport, and to provide better integration between modes. Relevant actions from the LTS are included in the Action Programme accompanying this Plan.

Policies

Managing the Transport Network

SPP states that the strategic transport network - trunk roads, motorways and the rail network - is critical to sustainable economic growth. Developments that could potentially affect its performance or safety should be appraised and mitigation measures put in place where necessary to ensure it continues to operate efficiently.

Policy TRA1 – Managing the Transport Network

The Council will seek to manage development that would affect traffic flow on the strategic road network to allow essential traffic to undertake efficient journeys. To achieve this, the actions included in the Local Transport Strategy will be supported. The public transport network will also be protected where possible, and support will be given to proposals that will result in an improved or extended service. Where proposals could result in the requirement for new or diverted public transport routes, discussion with Strathclyde Partnership for Transport should be undertaken.

Sustainable Access

Scottish Planning Policy (SPP) directs development to accessible locations to minimise the need to travel and to maximise opportunities for travel by sustainable modes wherever possible. Developments likely to generate significant travel demand particularly should be located to take advantage of the existing networks and should be backed up by transport assessments and travel plans in order to demonstrate that proposed developments will be easily accessed by means other than the private car. Personal travel should be prioritised by walking, cycling, and public transport, then by car and other motorised vehicles.

Sustainable outdoor access (primarily walking and cycling) requires good networks, in particular off-road routes, to move with relative ease around the area. The Core Paths Plan and in particular the promotion of the strategic linkages (National Routes 75 and 753 of the National Cycle Network and completion of the Inverclyde Coastal Route), has helped to encourage more active travel, including tourism (day and short-stay), to Inverclyde. The enhancement and extension of this network will assist those who want to be more active in their travel, either in their leisure time or for their journey-to-work, to do so.

Policy TRA2 – Sustainable Access

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. The development itself will require to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

New Roads and Parking Proposals

Inverclyde Council's Local Transport Strategy identifies a number of projects that will contribute toward the improvement of the transport network in Inverclyde. Those with specific land requirements are supported through **Policy TRA3**.

Policy TRA3 - New Roads and Parking Proposals

Inverclyde Council will support the development of, and safeguard the land necessary for, the following roads and parking actions identified in the Local Transport Strategy:

- (a) realignment of Baker Street, Greenock;
- (b) construction of relief road north of Kempock Street, Gourock;
- (c) review of the Council's Parking Strategy; and
- (d) identify locations for Park and Ride Provision near railway stations.

Developer Contributions

Where a new development requires an enhancement to existing public transport services that would not be provided commercially, or the provision of new transport infrastructure, the developer will be expected to make a contribution toward their provision. In cases where new trunk road infrastructure is required to allow the development to proceed, the cost of this provision should be met in full by the developer, having consulted with Transport Scotland.

Policy TRA4 - Developer Contributions

Inverclyde Council, as Planning Authority, will, as appropriate, seek contributions from the developer towards pedestrian, cycle, public transport and road improvements, which have been identified as necessary through an associated transport assessment. Where new trunk road infrastructure is required, this should be provided by the developer.

Chapter 6 - Housing and Communities

Introduction

New housing development and housing-led regeneration has been at the forefront of the Council and its partners' joint objective of making Inverclyde a more attractive place to live and work over the last 15-20 years. Major regeneration projects along the Waterfront and the Area Renewal Strategy, building 'new neighbourhoods', have radically altered many areas in Greenock and Port Glasgow. These changes have been planned more recently alongside the Council's School Re-provisioning Strategy, promotion of new leisure, community and other capital investment projects, complemented by significant private sector investment in the area's residential neighbourhoods.

Depopulation from Inverclyde continues to inform the Council and its partners' plans and strategies. The Inverclyde Alliance's Single Outcome Agreement (SOA) has at its core, the objective of stabilising the population to assist economic regeneration and improve the quality of the living environment.

The LDP's Spatial Strategy aims through new housing development and regeneration, to tie all the elements of community regeneration and area renewal together. This includes embedding 'place-making' measures aimed at expanding and enhancing the Green Network, especially by improving links from renewed residential areas to the town and local centres.

There remain neighbourhoods within Greenock and Port Glasgow that require significant investment, to either upgrade the existing housing stock or introduce new housing at reduced densities. The opportunity has been taken through the Area Renewal Strategy and the new developments on the Waterfront, and other large development opportunity locations across the authority, to widen the range and choice of housing available. This has been done through introducing a greater mix of house types and tenures into single tenure neighbourhoods.

The housing development strategy presented in this chapter represents a continuation of these broad strategies, identifying afresh where this planned new investment in housing should be over the next 10 years, and beyond.

Policy Context

National

Scottish Planning Policy (SPP) and other Scottish Government guidance on 'planning for housing' is concerned that the planning system should contribute to raising the rate of new house building by identifying land to support the provision of a range of housing in the right places. Sustainable development is emphasised by promoting regeneration and renewal through the reuse of previously developed (brownfield) land. This housing provision is expected to be development that is well designed, energy efficient, of good quality and in sustainable locations, to contribute to a reduction in carbon emissions. A particular concern of Government is that the LDPs should allocate a *generous* supply of land to meet identified housing requirements across all tenures.

SPP and Planning Advice Note (PAN) 02/2010 address in particular 'affordable housing', requiring LDPs to meet any shortage that has been identified through the housing need and demand assessment and local housing strategy. As with market or private sector housing the need for affordable housing should be met, where possible, within the housing market area where it has arisen. Planning authorities may allocate sites specifically for affordable housing to meet the identified requirements, with the SPP stating that this approach is most likely to be appropriate for small sites within or adjoining existing settlements to provide for locally arising needs.

Strategic

The Glasgow and the Clyde Valley Strategic Development Plan (GCV SDP) continues the longstanding emphasis in City region planning of minimising the footprint of the built-up area, requiring most housing requirements to be met in sustainable locations. These locations are predominantly brownfield rather than greenfield. Within this preference for brownfield redevelopment, area renewal initiatives and large scale regeneration projects are encouraged in the SDP, to promote more mixed tenure neighbourhoods in accordance with SPP.

Housing Need and Demand Assessment

To encourage the better integration of planning for housing, the Scottish Government introduced new legislation and guidance to facilitate this convergence. The Glasgow and the Clyde Valley Housing Market Partnership (GCV HMP) has prepared the first strategic Housing Need and Demand Assessment (HNDA) for the GCV area, assessed by the Scottish Government's Centre for Housing Market Analysis (CHMA) as 'robust and credible'. This provided the evidence base for the housing requirements identified in the Glasgow and the Clyde Valley SDP and for all assessed housing need and demand incorporated into Inverclyde's Local Housing Strategy (LHS) and this LDP Proposed Plan.

The SDP outlines an 'Indicative All-tenure Housing Requirement' for the eight City Region local authorities, derived from the GCV HNDA and the assessment of the requirement for land to meet these needs and demands. This shows at the City Region level that there *may be* sufficient land to meet demand in the Private Sector, to 2020 and 2025, but that 'this preliminary conclusion will be subject to the detailed assessment of all sites to be allocated in LDPs', in accordance with certain criteria (*reference SDP, para 4.86a*).

In contrast, the assessment of Affordable Sector housing needs indicates a potential shortfall of provision in the majority of the City region's local authorities, especially over the time periods, to 2016 (for Local Housing Strategy purposes), and to 2020 (for LDP purposes), but less so into the longer term to 2025.

In accordance with the SDP the expectation is that the all-tenure housing requirement for Inverclyde will be met and in particular, affordable housing requirements will be addressed as funding allows through a range of delivery mechanisms, outlined below in Policy RES4, and expanded in the accompanying Supplementary Guidance to this Plan.

Local

The Inverclyde Local Housing Strategy 2011-2016 provides the strategic direction for addressing housing requirements and has informed future investment in housing across the local authority area, including improvements to the quality of the housing stock. A major programme of demolition and re-provision of predominantly social rented stock has been underway for over ten years to deal with the backlog of poor quality housing, forming an important focus for area renewal in Inverclyde. In these respects, the preparation of this part of the LDP has been closely aligned with the Council's LHS.

Meeting Housing Need and Demand

In Inverclyde there are two distinct housing market areas: Inverclyde HMA and Renfrewshire Sub-HMA. These two geographies have been defined in the GCV HNDA as the basis for assessing the requirement for housing, whether to meet demand or need, within the two main sectors of the housing market (refer footnote/glossary (#)).

In advance of determining the housing land requirement from the indicative all-tenure requirement in the SDP, the requirements are translated into Housing Supply Targets (HSTs). The Inverclyde LHS 2011-16 includes HSTs for both main sectors, thus fulfilling the criteria recommended in the SDP. Further policy considerations have been taken into account for Inverclyde which justifies the variations from the indicative all-tenure requirement in the SDP [*refer to Table (HNDA-HST-HLS Audit)*].

The GCV HNDA undertaken for this LDP has been updated using the 2012 housing land supply audit as the base date, subsequently amended with additional sites brought forward through the preparation of this LDP. Sites in the audit are predominantly brownfield in accordance with SPP providing a range of sustainable locations across the authority. It is concluded that there is both a sufficient land supply which is effective, or likely to be capable of becoming effective, to meet the assessed HSTs to 2020, and a more than generous supply to meet the estimated all-tenure housing requirement over the longer term planning horizon, to 2025.

Inverclyde Housing Land Requirements

The most significant conclusion arising from this review is that there is no need for large scale strategic land release to meet Inverclyde's housing requirements. However, where through monitoring and review there is found to be a requirement to identify additional sites to meet housing needs, the SDP provides the means to deliver this additional land through *Strategy Support Measure No. 10 'Housing development and local flexibility'*, while not undermining the SDP's Spatial Development Strategy.

Housing Development Strategy

The housing development strategy of the LDP will positively contribute to improving the urban environment, safeguard and enhance residential amenity, and provide direction for the social, economic and physical regeneration of Inverclyde (refer **Policy RES1** below). The Plan continues with the Council's longstanding sustainable land use planning objective, to support the development of mixed communities by maximising new building on brownfield sites (refer **Policy RES2** below).

Footnote 'Planning and Housing Geography definitions' – refer to Glossary of Terms

The Plan will ensure that there continues to be no land supply constraint to the provision of a good range, choice and distribution of housing sites across Inverclyde, in particular for 'affordable' provision, and predominantly in sustainable brownfield locations (refer **Policies RES3 and RES4** below).

Policies

Safeguarding Residential Areas and Housing Development

The LDP is concerned with safeguarding and improving, where practicable, the character and amenity of existing residential areas, as identified on the Proposals Map. All new development of housing in these areas will require to be built to a good standard and quality of design, and contribute to an improvement in the residential environment. **Policy RES1** outlines the criteria for assessment of residential development proposals on sites within the designated residential areas.

Policy RES1 : Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

In addition to new residential development within the designated residential areas covered under Policy RES1, proposals for sub-divisions, conversions and extensions of existing properties are covered under **Policy RES5** below.

Policy RES6 below sets out the considerations that apply in assessing the provision of non-residential uses within residential areas such as neighbourhood shops, schools and community facilities.

Redevelopment of Brownfield Land

The policy of urban containment (refer Chapter 2) is founded on a legacy from the 2005 Local Plan with a significant number of large development opportunities that remain to be built-out. This has contributed to Inverclyde's generous housing land supply. Among the 'legacy sites' are: The Harbours in the centre of Greenock, James Watt Dock/Garvel Island, the former Inverkip Power Station, Levan Farm on the west side of Gourock, and a large 'New Neighbourhood' sites such as Woodhall in Port Glasgow, (phase 2) and Peat Road/Hole Farm in south west Greenock. There are also significant medium term development opportunities in Central East Greenock (Strone/Wellington Park) and Ravenscraig Hospital, in south west Greenock. These legacy sites have been augmented with new allocated LDP sites, the most significant being former school sites, in central and west Greenock and in Port Glasgow.

Beyond the main urban areas of Greenock and Port Glasgow, in Gourrock and Inverkip, a good distribution of allocated sites should not constrain house building and provision for a wider range and choice of house types for the Inverclyde HMA. All together therefore, the location and distribution of sites across Inverclyde is more than *generous* to meet the full range of market sectors and affordable housing needs within the HMA.

The sustainable development of our towns is assisted greatly by having a preference for meeting development needs and demands within the urban area and by having a focus on area renewal and regeneration initiative areas. The planned redevelopment and reuse of urban land for residential and other community uses, including land identified as surplus for industrial use, is consistent with the LDPs Spatial Strategy of urban containment and its preference for new housing to be developed in central-east neighbourhoods in the Inverclyde Housing Market Area. **Policy RES2** promotes development on brownfield sites for housing and community uses and the additional considerations that apply in such designated areas.

Policy RES2 : Development on Brownfield Sites

Development on brownfield sites for housing and community uses in the residential areas identified on the Proposals Map, and in particular the designated renewal areas, will be supported where it accords with Policies RES1 and RES5, except where:

- (a) an alternative use of greater priority or significant social and/or economic/ employment benefit is identified; or
- (b) an alternative use is identified through an agreed area renewal initiative (refer Policy SDS7); or
- (c) it would result in an unacceptable loss of designated and locally valued open space (refer Policy ENV4).

Note: the designated renewal areas referred to are the 'Major Areas of Change' and 'Areas of Potential Change' depicted on the Proposals Map.

Housing Provision: Land Supply

The delivery of housing through the Development Plan depends on appropriate, well located and effective sites being made available to meet need and demand. As indicated above, this LDP has allocated land which is effective or capable of becoming effective to meet the housing land requirement for up to 12 years, and ensuring a minimum of 7 years effective land supply at all times. The relevant 'effective plan period' is 2012/13-19/20 (5 years + 2 years to allow for LDP adoption in 2014, in accordance with SPP); and with a longer term timeframe to 2025.

The LDP's housing development strategy, through **Policy RES3** and **Schedule 6.1** aims to support all housing providers by extending the range and choice of land allocations to meet all requirements. **Schedule 6.1** lists all the sites allocated and indicative locations (including 'new neighbourhoods') identified in the Plan, for the three time periods, short, medium and long. The sites are further categorised in accordance with the objectives of making provision for affordable housing, expressed in **Policy RES4** below.

For those larger sites specified in the Schedule without the benefit of planning permission, supporting documentation will be required with any planning application, including where appropriate, a Masterplan/Development Brief, Environmental Impact Statement and where applicable, the potential impact of development on the trunk road network included in a Transport Assessment (cross refer to Policy TRA4 in Chapter 5).

The Council wishes to encourage self-build plots in suitable locations within the urban areas. Where such opportunities exist, those sites are indicated on **Schedule 6.1**, and provide capacity for potentially 50 dwellings in total.

Policy RES3 : Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Renfrewshire Sub-Market Area

Kilmacolm and Quarriers Village are part of the separate Renfrewshire Sub-HMA, where house building in relation to the size of these communities has been limited but maintained over the past decade, although some affordability issues are evident. The Council has responded to these issues by liaising closely with neighbouring Renfrewshire Council on the appropriate amount of land provision to bring forward for the SHMA between the two authorities, without undermining and having an adverse environmental impact on what is important countryside and designated Green Belt. Residential development opportunities are identified for some 120 dwelling units, of which around 40 % are suitable to address the affordable need identified in the LHS. This number takes into consideration the number of sites earmarked for affordable housing in the Renfrewshire LDP, which together provide additional opportunities for local people to access more affordable housing.

For Kilmacolm and this Sub-Market Area as a whole, the expectation is that the new sites identified and those that are likely to come forward through 'windfall' over the timeframe of the Plan, will be expected to provide for affordable homes as a higher negotiated proportion than the 'benchmark 25%' of the site's total capacity. This policy is supported by the aforementioned **Supplementary Guidance**.

In addition, as indicated above the SDP *Strategy Support Measure No. 10 'Housing development and local flexibility'* supports land release for affordable housing need if monitoring indicates it is required, while not undermining the SDP's Spatial Development Strategy.

Policy RES4 below outlines the approach the Council has adopted to address the affordable housing requirements in the Inverclyde HMA, and is applicable also to the particular affordable housing requirements in the Sub Market Area of the authority.

The Provision of Affordable Housing

The new integrated approach to planning for housing encourages differentiating housing development opportunity sites according to tenure. Affordable housing is broadly defined as housing of a reasonable quality that is affordable to people of modest incomes. It straddles the main tenure divide (private/social rented), sometimes called the 'intermediate sector', and comprises of a range of different types of provision, including shared ownership and mid-market rent (refer to Glossary and Supplementary Guidance).

The Inverclyde LHS has confirmed the scale of affordable housing need and the likely availability of funding to deliver the house completions required, but only over the short term. This affordable housing requirement is addressed in the Plan through new land allocations that should contribute to meeting these housing needs. In accordance with Scottish Government's SPP, affordable housing need should be met, where possible, within the housing market area where it arises.

Schedule 6.1 categorises the housing land supply sites on the basis of those sites that are most suited for different forms of tenure provision:

- (a) open-market (predominantly owner-occupied) housing, but where an 'off-site' affordable housing contribution may be negotiated;
- (b) a mix of market sectors/tenures, identified as 'quota sites', where a benchmark 25% of dwellings 'on-site' are allocated for 'affordable housing'; and
- (c) affordable housing need, including both social rented and /or the low cost 'intermediate sector' requirements.

Supplementary Guidance accompanies this LDP outlining how affordable housing is expected to be delivered in Inverclyde, including the following options:

- (i) through the above named 'quota approach', a benchmark of 25% of completions on prescribed sites of 20 or more dwellings will be affordable, or in certain cases after negotiation, a higher or lower percentage of all completions;
- (ii) the role expected of RSLs in the reprovisioning of their stock as part of the Area Renewal Strategy, where the introduction of mixed tenure is an established policy objective; and
- (iii) through the provisions of the approved Glasgow and Clyde Valley Strategic Development Plan (2012), *Strategy Support Measure No. 10*, outlined above.

The Plan identifies and protects a limited number of housing development opportunity sites (targeted sites) which are best suited for Affordable Housing to distinguish them from open-market private sector housing sites. These sites are in addition to the 'quota approach'.

In order to provide a mix of tenures and house types throughout Inverclyde, **Policy RES4** requires developers to provide affordable homes on prescribed residential development sites that offer the opportunity to achieve this aim.

Policy RES4 : Provision of Affordable Housing

Residential developments of 20 or more dwellings on the prescribed sites in Schedule 6.1 will require developers to contribute towards meeting the affordable housing requirements identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment for Inverclyde. Provision is to be delivered by developers in accordance with Supplementary Guidance on Affordable Housing through the following means:

- (a) a benchmark of 25% Affordable Housing Contribution or another agreed percentage on specified 'quota sites'; or failing that and in exceptional circumstances:
 - (i) off-site provision within the same HMA/HNDA sub area*; or
 - (ii) commuted payments in lieu of on- or off-site provision;
- (b) allocated Registered Social Landlord sites in the effective land supply; and
- (c) greenfield land release for a negotiated Affordable Housing Contribution, subject to assessment in accordance with the GCV SDP Strategy Support Measure 10 and Policy RES3.

* Note: refer to Supplementary Guidance, Appendix 1.

Proposals for Changes to Properties in Residential Areas

New residential development within the designated residential areas covered under **Policy RES1** does not cover adequately the more detailed matters that need to be considered and assessed for smaller scale proposals, to ensure a good standard and quality of design that will enhance the overall amenity of residential areas. Smaller scale proposals such as conversion, sub-division and extensions of existing properties are covered under **Policy RES5**.

Policy RES5 : Proposals for Changes to Properties for Residential Use

Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units, and for the alteration or extension to residential properties, will be assessed against and have to satisfy where appropriate, the following criteria:

- (a) the character and amenity of neighbouring properties;
- (b) impact on the streetscape;
- (c) impact on the character of the existing property;
- (d) accordance with the Council's adopted roads guidance; and
- (e) having regard to Supplementary Guidance on Planning Application Advice Notes.

Residential Proposals in and around Town and Local Centres

In appropriate circumstances, for example within town and local centres, where residential development is encouraged, assessment of residential proposals will be made according to the criteria in **Policy RES1** and **Policy RES5**, having regard to the less stringent amenity considerations appropriate for households living in town and local centres.

A particular example is the promotion of residential use on floors above retail, business and commercial uses in town and local centres. The re-use of these often vacant or underused premises could make a valuable contribution to increasing the available housing stock, while making better use of empty properties in our town and local centres. This initiative would increase the brownfield land supply in more central sustainable locations, promote the rehabilitation and renovation of many otherwise sound buildings, assist with the vitality and viability of our centres and reduce the need to find additional land for new housing. The Council's LHS has as one of its priorities, an 'empty property initiative', which this LDP supports. This would also contribute to the continuing specific requirement for more centrally located sites accessible to local amenities in order to meet the needs of certain households, in particular the growing elderly population.

The change of use of properties to residential use in close proximity to commercial uses with late night opening can however, impact on residential amenity. **Policy TCR9** in Chapter 7 outlines additional considerations that need to be taken into account to assess the suitability of such residential properties within the designated town and local centres.

Community Facilities and Other Non-Residential Development within Residential Areas

Most community facilities by definition are located either within town and local centres or residential areas and are acceptable neighbouring land uses. The provision of some non-residential uses in the areas identified as 'Residential' on the Proposals Map will therefore, generally be acceptable where the uses complement the existing housing and where they have little or no detrimental impact on the amenity of neighbouring properties and the area in general.

However where a new proposal could have a detrimental impact on the character of an area and on residential amenity, due either to its size, scale or function, the proposal would require to be assessed in terms of its potential impact on the surrounding area. **Policy RES6** below sets out the relevant criteria against which such development proposals will be assessed.

Policy RES6 : Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

The Council, in partnership with key stakeholders, has for some years been investing in new and improved schools as part of its School Estate Management Plan. In regard to new buildings, this re-provisioning strategy for the Council's Schools Estate is nearing completion, with only the shared secondary school campus at Port Glasgow included in this Plan, due to its extensive land requirement within the designated residential area (refer Schedule 6.2).

Other Council-assisted proposals include a planned programme of capital investment in new community facilities, and new and improved leisure and sport facilities. **Schedule 6.2** includes these projects and other projects where land is required within the 'Residential' land use designation on the Proposals Map. The **Action Programme** provides further details on the current status of these projects and the likely timescales for their implementation and completion.

Residential Development in the Green Belt and Countryside

There is a presumption against new housing development beyond the settlement boundaries defined on the Proposals Map. However, there may be exceptional circumstances where a departure from this general principle could be appropriate for small land releases. **Policy RES7** allows for the assessment of development proposals for small, domestic scale properties (including individual dwelling houses) in the Green Belt and Countryside, although there will be no automatic presumption in favour of planning permission in every case that falls within the terms of the policy. Particular regard will be had in such circumstances to **Policy RES4** in determining whether there is a requirement to augment the land supply in this way.

While there is a general presumption against residential development in the Green Belt and Countryside, there are a number of particular circumstances where it is beneficial to encourage the re-use of otherwise habitable buildings. Many of these properties are of historic and/or architectural merit and if rehabilitated and renovated, would contribute greatly to our built heritage, for example former schools and hospitals. **Policy RES7** sets out criteria for the assessment of these different development proposals for housing in the Green Belt and Countryside.

Policy RES7 : Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be supported only if the proposal is for either a single or small group of dwellings not adjoining the urban area or the redevelopment of large habitable redundant buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding, are acceptable with reference to Supplementary Guidance on Planning Application Advice Notes and fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale and character of the existing one to be replaced; or
- (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or
- (c) redevelopment of large habitable redundant buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or

(d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council: or

(e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

In relation to the three designated Gardens and Designed Landscapes in the Green Belt and in particular with respect to any development proposals forthcoming to secure the restoration of their associated 'A' listed buildings through 'enabling development', there are additional planning requirements to be met to that set out above under **Policy RES7** (refer Chapter 9 and **Policy HER7**).

Schedule 6.1: Residential Development Opportunities

Schedule 6.1(a): Inverclyde Housing Market Area

Schedule 6.1(b) Renfrewshire Sub-Market Area (part)

Schedule 6.2: Community, Schools and Leisure Proposals

Footnote 'Planning and Housing Geography definitions'

- (1) for the purposes of the **Private Sector** (owner-occupation and private rented housing), the established City Region housing market area framework comprising of a discrete Inverclyde Housing Market Area (HMA), which covers all of the authority area except Kilmacolm and Quarries Village, which forms part of the Renfrewshire Sub Market Area (SMA) of the Central (Greater Glasgow) HMA, is applicable; and
 - (2) for the **Affordable Sector** (predominantly social rented housing but also low cost housing, defined as 'intermediate' in the GCV HNDA), the Inverclyde Council area is subdivided into three sub areas, of Inverclyde East (comprising Port Glasgow, Greenock Central East and Greenock South West), Inverclyde West (comprising West Greenock, Gourock, Inverkip and Wemyss Bay), and the Kilmacolm and Quarries Village area.
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Chapter 7 - Town Centres and Retailing

Introduction

Town and local centres are important to their communities, providing a focus for people and where they live. They are at the heart of and often define a settlement, being places to visit, work, live in and be proud of. Town centres contain a wide range of commercial services, including retail and leisure uses, business premises, community facilities and many are also the civic and cultural centres for communities. They are also the centre of communications with major public transport hubs such as train and bus stations.

Town and local centres are therefore inherently sustainable locations. They need to be supported through a range of policies which will protect them and the uses to which people need access, while also taking measures to enhance the environment within which they are located.

The towns and local centres of Inverclyde have had significant investment and environmental improvement in recent years and this is set to continue through the life of the Plan. This includes public realm and public art works at the main entrances to Greenock and Port Glasgow town centres, new signage, improved public open spaces and improvements to shopfronts.

Enhancements to the public transport hubs, including ferry, bus and railway stations, have been completed or are proposed in the town centres. A new road and other traffic management measures are also proposed, and coupled with car park improvements in the various centres, will be of benefit to the community at large and local businesses.

Policy Context

National

Scottish Planning Policy (SPP) recognises that town centres make an important contribution to sustainable economic growth by acting as centres of employment and services for the local community. It defines town centres as places with a diverse range of uses that are accessible throughout the day and night, are well integrated with residential areas and have a high quality environment.

While SPP recognises that shopping and leisure uses are fundamental in attracting people and thereby allowing other uses to locate near by, it warns against overly retail-led development that can lead to homogeneity in a centre.

SPP directs development plans to set out a network of centres, including town and other local centres, and define the role of each where all the centres should support one another. Where a centre fulfils a specific function, such as the retailing of bulky-goods, this can also be specified. It also states that development plans have a role in supporting successful town centres through their influence on the type, setting and design of development.

SPP identifies town centres as the first preference for the development of town centre uses (refer to Policy TCR3 below), followed by edge of centre sites,

commercial centres and only then out-of-centre sites that are or can be made accessible by a choice of means of transport. This important aspect of national policy is adopted but adapted by this Plan through the identification of a Central Area in Greenock's town centre, and Gourock and Port Glasgow town centres, as preferred locations for new town centre proposals through Policy TCR2.

Strategic

The Strategic Development Plan (SDP) identifies a network of centres which through scale, diversity, catchment and environment have taken on a more strategic role than others and this includes Greenock. These strategic centres have a balanced range of roles and functions, underpinned by their accessibility by public and other sustainable modes of transport in the City region and their role as public transport hubs. The SDP directs Local Development Plans to manage and develop these centres in accordance with the principle of safeguarding and developing their key community role and diversity of function, as set out in Diagram 4 of the Plan 'Sustainable Location Assessment' and through Strategy Support Measure (SSM) 11 'Network of Strategic Centres'.

Local

There are nine local centres differing in type and size designated in Inverclyde, which fulfil a number of complementary roles.

Greenock, as a strategic centre, meets the needs of the population of Inverclyde as a whole, while also attracting people from surrounding areas. Along with its retailing role, Greenock is the major civic, cultural and leisure centre in Inverclyde and an important employment location. This is reflected in it having two distinct zones, a Central Area and an Outer Area. Within the Central Area, a Retail Core is defined which is subject to a restriction on the level of non-retail uses permitted within it to ensure that retailing is retained as its primary function.

The Outer Area is split into four divisions where a different range of uses are present and new uses are directed dependent on their respective characters and functions. This allows Greenock to include a wide range of appropriate uses and provides a transitional area connecting it with the surrounding residential areas, whilst protecting residential amenity, as set out in SPP. It also assists in maintaining the vitality and viability of the Central Area and in particular its Retail Core. Without these distinctions and in particular the designation of the Central Area, the strategic status of Greenock would be more readily undermined

Port Glasgow, as a more traditional local centre, has seen its role change from mainly serving its local population to providing more generally for the eastern part of the authority. This has been encouraged through the planned extension of the town centre to include the Tesco Extra store and the Waterfront West development site. The main function of the extended centre is to provide at the appropriate scale, an opportunity for the development of new larger units of retail floorspace, which cannot be readily accommodated in Greenock Central Area, Gourock town centre or the existing area of Port Glasgow town centre.

The size of units will be limited to ensure any development complements and does not undermine the three centres listed above, particularly Greenock's status as the main shopping location in Inverclyde, but helps to provide a fuller range of shopping within Inverclyde.

Gourock, the third town centre in Inverclyde is the smallest with a mix of shops and services that mainly serves the needs of its local population and visitors.

In addition to the three town centres, there are nine local centres throughout Inverclyde that provide convenient shopping facilities and a neighbourhood focus within reasonable walking distance of many residents. They range from the Cross in the centre of Kilmacolm, which is busy and vibrant, to smaller centres in Greenock and Port Glasgow, some of which suffer from persistent vacancies and in the case of Cumberland Walk, is planned to be completely redeveloped.

Policies

Designated Centres

Policy TCR1 identifies Inverclyde's network of designated centres. Through this and the following policies, the Plan seeks to safeguard, enhance and develop all of these centres to their mutual benefit.

Policy TCR1 : Network of Designated Centres

The following hierarchy of centres are designated as locations where a range of town centre uses will be appropriate in order to support the role and function of the particular centre, as well as their vitality and viability:

Strategic Town Centre:

- (a) Greenock, subdivided into a 'Central Area' and 'Outer Area'

Town Centres:

- (a) Port Glasgow
- (b) Gourock

Local Centres:

- (a) The Cross, Kilmacolm
- (b) Dubbs Road, Port Glasgow
- (c) Sinclair Street, Greenock
- (d) Lynedoch Street, Greenock
- (e) Barrs Cottage (Inverkip Road and Dunlop Street), Greenock
- (f) Cumberland Walk, Greenock (proposed redevelopment)
- (g) Cardwell Road, Gourock
- (h) Kip Park, Inverkip
- (i) Ardgowan Road, Wemyss Bay

The Sequential Approach

SPP sets out the sequential approach to site selection for retail and commercial leisure developments that should be followed, but allows exceptions to be identified in development plans. In order to protect Greenock's function as a Strategic Centre in the SDP, and due to its division into a Central Area and Outer Area, each with different roles and mix of land use and functions, the sequential approach is as set out below.

Policy TCR2 : Sequential Approach to Site Selection for Town Centre Uses

Proposals for development of town centre uses as set out in Policy TCR3 will be subject to the sequential approach as set out below:

- (a) Greenock Central Area
- (b) Port Glasgow and Gourock Town Centres;
- (c) Greenock Outer Area (subject to Policy TCR5);
- (d) sites on the edge of Greenock, Port Glasgow and Gourock Town Centres; and only then,
- (e) out-of-centre sites that are or can be made accessible by a choice of public and private transport modes.

The principles underlying the sequential approach also apply to proposals to expand or change the use of existing developments, where the proposals are of a scale or form sufficient to change a centre's role and function.

Town Centre Uses

SPP states that town centres should include a wide range of uses. It is this mix of uses that make town centres attractive to the public and businesses, and is part of what contributes to their vitality and viability.

Policy TCR3 identifies a range of uses that should be directed to the centres in the network. Policy TCR5 outlines which of these uses will be acceptable within the different divisions of the Outer Area of Greenock town centre.

Within this framework, it is important to ensure that any development is of an appropriate size and scale with regard to the centre for which it is proposed, and that it enhances that centre whilst not harming any other. It is also necessary to ensure that such developments are acceptable with regard to other matters such as siting and design, and accessibility. For this reason, proposals for town centre use will be assessed against the criteria outlined in Policy TCR7.

Policy TCR3 : Town Centre Uses

The following town centre uses will be directed to the Central Area of Greenock Town Centre, Port Glasgow and Gourock Town Centres and the Local Centres, subject to Policy TCR7:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Greenock Town Centre: Central Area and Retail Core

The Central Area of Greenock Town Centre is the main area of retail activity in Inverclyde, and the preferred location for retail development (Policy TCR2). In order to protect the function of this area, a Retail Core, consisting of the Oak Mall and the eastern section of West Blackhall Street, has been identified. This Retail Core is split into four segments, as indicated in diagram xx (an inset of the Proposals Map). Within each of these segments, the proportion of non-retail uses is restricted in order to support a satisfactory distribution of retail in this part of Greenock Town Centre.

Policy TCR4 : Retail Core : Greenock Town Centre

A maximum of 25% of the ground floor frontage of each of the four defined segments, as indicated on Diagram xx, shall be utilised for non-Class 1 uses. This does not apply to the upper floors or to the upper level of the Oak Mall at Clyde Square.

Greenock Town Centre: Outer Area

Greenock is the major shopping, employment, administrative and cultural centre of Inverclyde. As such, it is larger and more complex than the other Town Centres with a number of areas on the periphery of the Central Area, each with its own distinct characteristics and mix of land uses, meriting their designation as Town Centre. Policy TCR5 seeks to have regard to the character and amenity of these areas and where possible, to enhance their diverse characters.

Policy TCR5 : Outer Area of Greenock Town Centre

Proposals for development in the five divisions of the Outer Area of Greenock Town Centre, as defined on the Proposals Map and below, should have regard to their respective roles, functions, character and amenity. The following uses will be encouraged and supported, subject to there being no adverse impact upon the amenity of the area:

A - WEST END (Civic, Office and Residential)

- Use Class 2 (Financial, professional and other services)
- Use Class 4 (Business)
- Use Class 8 (Residential institutions)
- Use Class 10 (Non-residential institutions)

B - CLARENCE STREET AREA (Mixed Use)

- Use Class 3 (Food and drink)
- Use Class 4 (Business)
- Use Class 11 (Assembly and leisure)

C – WATERFRONT (Education and Leisure)

- Use Class 3 (Food and drink)
- Use Class 4 (Business)
- Use Class 7 (Hotels and hostels)
- Use Class 8 (Residential institutions)
- Use Class 10 (Non-residential institutions)
- Use Class 11 (Assembly and leisure)

D - KING STREET AREA (Business and Residential)

- Use Class 2 (Financial, professional and other services)
- Use Class 4 (Business)
- Use Class 8 (Residential institutions)
- Use Class 10 (Non-residential institutions)

E – ROXBURGH STREET AREA (Business and Community)

- Use Class 2 (Financial, professional and other services)
- Use Class 3 (Food and drink)
- Use Class 4 (Business)
- Use Class 8 (Residential institutions)
- Use Class 10 (Non-residential institutions)

Town Centre/Retail Development Opportunities

Major retail development opportunities are identified in each of the three main towns, along with a number of smaller opportunities throughout the area. These are set out in **Schedule 7.1** and are identified on the Proposals Map. In the Central Area of Greenock Town Centre, an opportunity for a retail development has been identified at Ker Street/West Blackhall Street. This is the only major development site identified in Greenock Town Centre, although a number of smaller sites throughout the Central Area offer further scope for development.

The largest opportunity site is the Town Centre extension at Port Glasgow Waterfront (West). Planning permission is in place for this site and the majority of proposed development should be complete within the Plan period.

Within Gourock Town Centre, an opportunity remains at the Pierhead. With the recently completed improvement works associated with the railway station and car park, the amount of land now available for development is significantly reduced from that previously envisaged, but a significant development opportunity remains within the town centre.

The Cumberland Walk local centre in south west Greenock is currently on the market as a retail development opportunity for up to xx sqm. Opportunities also exist in a number of the MAC policy areas (refer Chapter 3), as part of mixed use developments where it is envisaged there is scope to create new local centres to serve the planned housing developments and their adjoining residential areas.

Policy TCR6 encourages and supports development of town centre uses on sites included in Schedule 7.1.

Policy TCR6 : Town Centre/Retail Development Opportunities

The development of town centre uses on the sites included in Schedule 7.1 and as identified on the Proposals Map, will be encouraged and supported.

Assessing Development Proposals for Town Centre Uses

Applications for town centre, and particularly retail, uses often raise significant and complex issues. **Policy TCR7** lists the relevant criteria that should be used for the assessment of proposals for any of the town centre uses listed under Policy TCR3, and for any commercial use proposed within the centres identified in Policy TCR1.

It is important that developments are located in the right centre in order to support their role and function within the network and to help enhance their vitality and viability without adversely affecting other centres in the network. Developments proposed outwith the designated centres will only be approved where it can be demonstrated that they cannot be accommodated within the network of centres and will not impact negatively upon them. In all cases pedestrian linkages to, from and within centres will be considered, and opportunities to contribute to the wider Green Network will be assessed.

Policy TCR7 : Assessing Development Proposals for Town Centre Uses

To assist the protection, enhancement and development of the designated Centres, all proposals for the development of town centre uses identified in Policy TCR3, or for any other commercial uses within a designated centre, will require to satisfy the following criteria:

- (a) the size of the development is appropriate to the centre for which it is proposed;
- (b) it is of a high standard of design;
- (c) it has an acceptable impact on traffic management and must not adversely impact on road safety and adjacent and/or nearby land uses;
- (d) it does not have a detrimental effect on amenity or the effective operation of existing businesses;
- (e) it is consistent with any Town Centre Strategy or other relevant initiative; and
- (f) has regard to Supplementary Guidance on Planning Application Advice.

Proposals for town centre uses outwith the designated Centres, unless they are small scale development to meet local needs that are subject to Policy TCR10, must also demonstrate:

- (g) that no appropriate sequentially preferable site exists;
- (h) that there is capacity for the development in terms of expenditure compared to turnover in the appropriate catchment area;
- (i) that there will be no detrimental impact, including cumulatively, on the viability and vitality of the designated Centres (Policy TCR1); and
- (j) in the case of temporary street markets, the operation will be for a maximum of 13 days in any 12 month period.

Proposals for retail and leisure development over 2,500 square metres outwith the designated town centres and that are not in accordance with the Development Plan should be accompanied by a retail impact analysis, as should any town centre proposal that the Council considers likely to have a potentially detrimental impact on the vitality and viability of the designated Centres. At the Council's discretion, applications for small-scale development of town centre uses outwith the designated Centres may be exempted from the requirement to be justified against criteria (g) – (i).

Use of Conditions

Proposals for major retail developments raise complex issues and if permitted often need to be controlled by conditions in order to ensure that they are developed to serve the purpose for which they were originally proposed and justified. This is particularly the case if proposals come forward for sites on the edge of centres or in out-of-centre locations, not in accordance with policy. The use of conditions also assists in safeguarding adjoining uses where impact on amenity is an important consideration.

In assessing proposals for new retail development, the convenience and comparison sectors are considered separately. This is because shops in these sectors serve different catchments and give rise to different shopping patterns so there may be capacity for one type but not the other. This means a change from one to the other can have an adverse impact on the vitality and viability of existing centres, requiring such changes to be restricted.

Proposals for certain new retail developments outwith designated town centres will be controlled by conditions to prevent the sub-division of larger units, or the amalgamation of smaller single operated units, in order to protect the town centres from the adverse affects of these developments. Restrictions may also apply in new large foodstores where the inclusion of a wide range of facilities, such as dry cleaners, post offices, banks and chemists can undermine the vitality and viability of town centres.

Development within or close to residential areas can also cause conflict between the operation of a business and residential amenity. Where this is likely to have an adverse affect on residential amenity, conditions to minimise such affects may be imposed.

Policy TCR8 : Use of Conditions

To protect both designated Centres and residential amenity, planning conditions will be imposed to control the operation of new retail and leisure developments outwith the designated town centres in the following circumstances:

- (a) in the case of Use Class 1 (Shops) development of over 1,000 square metres gross, to define the maximum permitted net floorspace for both convenience and comparison goods;
- (b) to restrict a proportion of the gross floor area of retail warehouse developments, to the sale of bulky goods only, where practical;
- (c) to prevent the sub-division or amalgamation of retail warehouse units of over 500 square metres gross;

- (d) to prevent the inclusion of smaller sub-units within foodstores;
- (e) to restrict the hours of trading or of access for service vehicles where the operation is considered likely to affect either residential or business amenity; and
- (f) to restrict changes between the convenience and comparison sectors, where appropriate.

Residential Uses Above Commercial Properties

The re-use of often vacant or underused premises on floors above retail, business and commercial uses for residential use can make a valuable contribution to increasing the resident population within town and local centres. Bringing empty property into use in this way promotes the rehabilitation and renovation of many otherwise sound buildings, assists with the vitality and viability of our centres and reduces the need to find additional land for new housing (refer to chapter 6).

Changes of use to either residential or commercial uses with late night opening that result in the two uses being in close proximity however, can impact on residential amenity through traffic generation, demand for car parking, cooking smells, litter, noise and disturbance from congregating groups of people. Outside the town centres such uses are considered likely to give rise to problems that are not compatible with residential amenity.

Policy TCR9 : Residential Use above Commercial Properties

Proposals for residential use on floors located above retail, business and commercial uses will be supported, subject to the provisions of Policy RES1 and RES5, where appropriate.

Changes of use that result in commercial uses that have late night operations, such as hot food takeaways, operating below residential uses, will only be acceptable in the Central Area of Greenock, Port Glasgow and Gourock Town Centres and the Local Centres.

Shopping Facilities to Meet Local Needs

Small shops located outside the designated centres provide an important local service and neighbourhood function, particularly to those who are less mobile. Change of use of local shops will therefore not be supported unless it can be proved they are no longer viable. Shops with a gross floorspace of over 250 square metres will normally be considered in excess of what is required to serve local needs.

Policy TCR10 : Shopping Facilities to Meet Local Needs

The retention, improvement and, subject to Policy TCR7, the provision of local neighbourhood shopping facilities up to 250 square metres gross, where they do not compromise residential amenity and/or road safety will be supported. A proposed change of use to non-retail will only be supported where it can be demonstrated that the business has been marketed for a minimum of 12 months and is no longer viable.

Retailing as an Ancillary Use

Retailing is often an ancillary use to manufacturing, where goods produced on the premises are sold on-site. Where the type of goods or retailing floorspace falls into the categories set out in the Policy below, then it is no longer ancillary and therefore requires to be assessed as a retail development.

Policy TCR11 : Retailing as an Ancillary Use

Ancillary retailing in excess of 100 square metres or 10% of the gross floorspace, whichever is the greater, in Class 6 warehouses and Class 4 and 5 manufacturing units, or retailing involving goods not manufactured on the premises, will be assessed against Policy TCR7.

Greenock Town Centre Action Plan

Greenock Town Centre has benefited from investment and a number of improvements have enhanced the centre in recent years, however it is important to build on these in order to continue to support its vitality and viability and maintain its role as the strategic centre serving Inverclyde. This will be particularly important as the Waterfront (West) development opportunity in Port Glasgow town centre comes forward, in order for Greenock to continue to offer a comparable shopping experience and to reinforce the two centres' complementary nature.

Policy TCR12 : Greenock Town Centre Action Plan

A Town Centre Action Plan will be drawn up for Greenock Town Centre, focussing on its role, function and accessibility, and identifying any deficiencies and opportunities to improve the centre to support its continuing vitality and viability.

Chapter 8 - Natural Heritage and Environmental Resources

Introduction

The natural environment provides the backdrop for all activities that take place in Inverclyde, be it living, working, investing or visiting. Its location, with the highly urbanised coastal strip situated on the Firth of Clyde and the undeveloped upland moors comprising much of Clyde Muirshiel Regional Park, provides an opportunity for sustainable economic growth, while at the same time assisting the Council in contributing to Scotland's climate change ambitions.

The promotion and improvement of access throughout the towns and villages, together with the opportunity to participate in formal and informal activity, can improve the health and well being of the population. A key objective of this Plan is the protection of the Green Belt as well as the creation of green corridors to form a Green Network of open spaces, thereby assisting physical access, nature conservation and biodiversity. In particular, and due primarily to the topography of Inverclyde, there is a lack of clear, accessible and good quality links between the waterfront and the Regional Park. The development of a linked Green Network could bring significant benefits to the health of the population as a whole, and assist in the creation of a sustainable, low carbon environment.

The Council therefore attaches a great deal of importance to the protection of the area's natural heritage and environmental resources, and the conservation and enhancement of the Green Belt and urban open spaces, in order to preserve them for future generations.

Policy Context

International/European Context

Scotland's obligations to comply with international agreements and protocols, is of particular significance in the protection of our natural heritage and safeguarding environmental quality. Sites classified as Special Protection Areas (SPAs) (under the Birds Directive) and Special Areas of Conservation (SACs) (under the Habitats Directive) form a European wide network of protected areas called Natura 2000. These sites are of international importance, and where a development plan could have an impact upon a Natura site, a Habitats Regulation Appraisal (HRA) needs to be prepared in accordance with The Conservation (Natural Habitats, &c.) Regulations 1994 as amended. Inverclyde Council has two such sites, Renfrewshire Heights SPA and the Inner Clyde Estuary, a SPA/Ramsar site.

National

A main element of the National Planning Framework 2 (NPF2) spatial strategy is to conserve and enhance Scotland's distinctive natural and cultural heritage, and continue to safeguard internationally protected sites, habitats and species. One specific project that has been designated as a 'national development' is the Central Scotland Green Network, of which Inverclyde is a part. This project seeks to develop a strategic network of woodland, greenspace, watercourses and other routes for access to allow for an enhanced setting for development and improved opportunities for recreation and cultural activity.

In addition to the protection and conservation of designated and protected sites and species, Scottish Planning Policy (SPP) seeks to ensure that planning authorities take an integrated approach to natural heritage. This can be achieved by linking wildlife sites, green corridors, watercourses and areas of open space together to contribute to maintaining and enhancing biodiversity, and allowing for better adaptation to changes in the climate. SPP also seeks to ensure that provision of and access to good quality areas of open space and outdoor recreational facilities are supported, protected and enhanced by planning authorities, thus contributing to the health agenda.

Scottish Natural Heritage (SNH) is the government key agency charged with promoting the care and improvement of Scotland's natural heritage, while the Forestry Commission Scotland's (FCS) role is to advise and implement on forestry policy and manage the national forest estate. One of SNH's roles is the designation of Sites of Special Scientific Interest (SSSIs) of which Inverclyde has seven. These are listed in **Table 8.1** and are identified on the Environmental Constraints Map.

Strategic and Local

Green infrastructure is one of the key components of the spatial vision for the Glasgow and the Clyde Valley SDP where open spaces, woodland and other green spaces will be the focus for action in improving the living environment, enhancing biodiversity and providing opportunities for healthy living. At the same time these actions will assist in the integration of urban and rural areas, in addition to aiding economic competitiveness and assisting tourism.

Three Green Network spatial priorities have been identified by the SDP within Inverclyde – Upper Greenock, East Greenock and Port Glasgow – each of which reflect locations where opportunities exist to deliver environmental, social, access and regeneration elements in a co-ordinated manner. These locations were in part informed by the Inverclyde Green Network Study (2008), a document which identified a broad vision statement for the Green Network in Inverclyde. This document has also been taken forward through several studies since, namely Area Renewal and the Inverclyde Green Network (2010), Inverclyde Green Network Phase 2 (2012), Integrated Green Infrastructure Design Study (Spango Valley) (2012) and the Inverclyde Green Network Opportunities Mapping (2012).

Inverclyde Council is one of three planning authorities to share Clyde Muirshiel Regional Park within its boundaries. The Regional Park seeks to enhance the natural beauty, cultural heritage and biodiversity of the area, while promoting environmentally sustainable development, to assist use of the Park as a leisure and recreational resource and tourist (day and short-stay) destination. Within its boundaries lie extensive areas of valued peat lands that the Park, through the LDPs policy framework, will seek to protect from inappropriate disturbance and development. The West Renfrew Hills Scenic Area is also an area of regional importance and policy reflects the need for a sensitive approach to any new development proposals in this area.

The majority of Inverclyde's nature conservation designations are of a local nature and are identified by the Council and protected through policy. These include Sites of Importance for Nature Conservation (SINCs) of which the Council currently has 52, and two Local Nature Reserves (LNRs) at Coves in Greenock and Wemyss Bay Woods.

Policies

Policy ENV1 : Designated Environmental Resources

(a) International and National Designations

International

Development which could have a significant effect on a Natura site will only be permitted where:

- an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- there are no alternative solutions, and
- there are imperative reasons of overriding public interest, including those of a social or economic nature.

National

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

(b) Strategic and Local Designations

Development adversely affecting the strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

Green Belt and the Countryside

The Green Belt boundary has been drawn closely round the urban settlements in order to direct growth to the most appropriate locations, protect the character and setting of towns and villages and give access to open space within and around the settlements. It is not intended to prevent development but to support the Plan's Spatial Strategy of directing new development to the urban area and areas requiring renewal and regeneration. Beyond the Green Belt lies the Countryside, where the emphasis is on controlling development.

The Glasgow and the Clyde Valley Landscape Assessment (GCVLA) provides appropriate planning guidance and is used by local authorities in their LDPs to assist their interpretation of landscape characteristics.

Policy ENV2 : Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer **Policy INF1**); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to **Policy ECN6**); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer **Policies INF3** and **INF7**); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to **Policy REST7**); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Practice Advice.

Green Network

The Council's recognition of the benefits of quality open space (including water courses and other bodies of water) in the ongoing regeneration process in Inverclyde will be taken forward through the publication of Supplementary Guidance on the Green Network, the purpose being to embed the principles contained within the various Green Network studies into planning policy and practice, particularly in the implementation of the areas identified as Major Areas of Change (refer Chapter 3 and Supplementary Guidance).

Three local Green Network routes have been identified at Central Greenock, Cartsburn and Port Glasgow to link the strategic coastal access route at the Waterfront with Clyde Muirshiel Regional Park (ref: Area Renewal and the Inverclyde Green Network - 2010). These routes provide an opportunity to contribute toward the ongoing regeneration process in Inverclyde (refer Chapter 3), and will be taken forward by the Council as resources and development opportunities arise. A fourth opportunity for a proposed Green Network route at the former IBM site at Spango Valley to the south west of Greenock was identified in the IGI study (2012). This opportunity is linked with the redevelopment of the area, and is one project among a number which focus on water management and access networks.

Policy ENV3 – Safeguarding and Enhancing the Green Network

Inverclyde Council will support, safeguard and where practicable, enhance Green Network links in accordance with Supplementary Guidance on the Green Network.

The provision of the Green Network should be a core component of any master plan or Local Development Framework. Where development proposals would encroach upon or undermine the green network, alternative routes and green space will be expected to be provided or enabled. The Council will also seek to complete the following Green Network links as shown on the Proposals Map:

- (a) Custom House Quay, Greenock – Clyde Muirshiel Regional Park
- (b) Victoria Harbour, Greenock – Clyde Muirshiel Regional Park
- (c) Coronation Park, Port Glasgow – Clyde Muirshiel Regional Park
- (d) Spango Valley (Valley Park) – Clyde Muirshiel Regional Park.

Open Space

Open spaces can often be difficult to define as they include everything from road verges to large public parks within towns and villages, but all contribute to a quality environment. Two open space audits have recently been completed for the settlements within Inverclyde, with the Proposals Map identifying open spaces over 0.1ha, as well as certain smaller areas considered to be of local importance and other significant parts of the Green Network. All other open spaces are also protected through policy, but are too numerous to identify on the Proposals Map.

Policy ENV4 - Safeguarding and Enhancing Open Space

Inverclyde Council will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; and
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community, and their function as wildlife corridors and Green Network links.

Policy ENV5 : Securing Open Space by Planning Agreements

Where it is proposed to grant planning permission for a development that would involve the loss of formal, active open space or other recreational facility, the Council will seek to secure suitable alternative provision at another nearby location, where necessary through an agreement under Section 75 of the Town and Country Planning (Scotland) Act, 1997.

Woodland

The policy approach to forestry and woodland by the Forestry Commission Scotland (FCS) and planning authorities is more inclusive than previously, with the emphasis not only on the production of timber. Matters such as place making and the role that woodland can play in it, the health and recreational opportunities that woodland can bring, the creation and management of community woodland, planting on brownfield land while retaining its development potential and biodiversity and integrated habitat creation, are now additional roles that woodland can play. While timber production remains important from a commercial perspective, the wider, longer term benefits of forestry are recognised, in addition to its contribution to mitigating climate change.

Trees and groups of trees are protected where designated as Tree Preservation Orders (TPOs), with any works affecting the trees requiring the consent of the Council. Where permission for the removal of trees is sought, replacement planting may be required.

Policy ENV6 : Trees and Woodland

(a) Tree Preservation Orders

Trees, groups of trees and woodland designated as Tree Preservation Orders (TPOs) will be safeguarded. Where it is considered necessary to protect other trees and woodland areas for amenity reasons, new Tree Preservation Orders will be promoted.

(b) Trees and Woodland

Trees and woodland will be protected and enhanced by having regard to the Scottish Government's Woodland Removal Policy and through:

- (i) promoting the planting of broad leaved and native species, or other species with known biodiversity benefits;
- (ii) protecting and promoting the positive management of hedgerows, street trees and any other trees considered to contribute to the amenity of the area;
- (iii) protecting and promoting the positive management of ancient and semi-ancient natural woodlands; and
- (iv) encouraging the planting of appropriate trees as an integral part of new development.

(c) Woodland Creation

Woodland creation proposals will be guided by the GCV Forestry and Woodland Framework Strategy (FWS), where priority locations for woodland management and expansion in Inverclyde will be assessed against the following criteria in accordance with the UK Forestry Standard:

- (i) the benefits of woodland creation to the value of the existing habitat;
- (ii) contribution to the enhancement of the wider Green Network;
- (iii) the safeguarding of nature conservation and archaeological heritage interests;
- (iv) safeguarding of water supplies;
- (v) the area's landscape character;
- (vi) integration with agricultural interests;
- (vii) existing and potential public access and recreational use;
- (viii) woodland design and the proposed mix of species; and
- (ix) points of access to and operational tracks through woodlands.

Biodiversity

The importance of biodiversity and its role at the heart of the attainment of a sustainable approach to development is recognised internationally. It is a measure of the sustainable nature of developments, and its importance is underlined by the duty placed upon all planning authorities to further the conservation of biodiversity through the Nature Conservation (Scotland) Act 2004. A partnership approach to biodiversity has been, and will continue to be taken by Inverclyde Council, together with Renfrewshire and East Renfrewshire Councils. The Local Biodiversity Action Plan was first published by the three Councils in 2004 and this document identifies the priority species and habitat action plans that will be protected.

Policy ENV7 : Biodiversity

The protection and enhancement of biodiversity will be considered in the determination of planning applications, where appropriate. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Inverclyde Council, in conjunction with its partners, will continue to develop habitat and species action plans through the approved Local Biodiversity Action Plan (LBAP) in order to manage and enhance the biodiversity of the Inverclyde area.

Water Quality

The European Water Framework Directive (WFD) was introduced in 2000 and establishes a framework for the protection of water with the aim of achieving good ecological status for all waters by 2015. River Basins are considered to be the appropriate scale for measuring water quality, and the Water Environment and Water Services (Scotland) Act 2003 introduces a duty to implement River Basin Management Planning throughout Scotland. Scotland's River Basin Management

Plan is broken down into smaller districts, with Inverclyde falling within the Clyde Area Management Plan. The current Plan covers the period 2010-2015, and this aims to provide a co-ordinated approach by highlighting opportunities for partnership working and focusing on local actions. It aims for 91% of water bodies within its area to be classed as good by 2027.

Policy ENV8 : Water Quality and the Water Related Environment

Proposals for all developments should have regard to their potential impact on the water environment, and specifically to the Clyde Area Management Plan (2009 – 2015) (and future reviews) which supplements the River Basin Management Plan for Scotland. In particular there should be no deterioration to the quality of any water body, and where possible sustainable improvements will be sought. In this regard the Scottish Environment Protection Agency (SEPA) will be consulted by the Council where appropriate. The culverting of watercourses should be avoided wherever possible. Where culverts currently exist, they should be opened up as part of any development, if appropriate and practicable.

Chapter 9 - Built Heritage and Townscape

Introduction

Built heritage adds to the quality of residents' lives by enhancing the local setting and retaining a sense of local distinctiveness, important to the character of the area. The safeguarding of historic assets by planning authorities is vital in contributing to sustainable economic growth and regeneration, and by recording, protecting and conserving the historic environment, they can be enjoyed by future generations both living in Inverclyde and visiting from further afield.

Policy Context

National

Historic Scotland is the key government agency that is charged with the protection of historic resources, and policy and guidance is set out in the Scottish Historic Environment Policy (SHEP) together with the guidance note series 'Managing Change in the Historic Environment'. In order to protect and manage these historic assets, designations have been applied to certain resources within Inverclyde, including conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. **Table 9.1** below outlines the designations covered in this Plan.

Policies

Conservation Areas

Inverclyde Council has five designated conservation areas in Greenock (West End and Cathcart Street/William Street), Inverkip, Kilmacolm and Quarriers Village, all of which have the additional protection of Article 4 Directions (refer Glossary of Terms). These conservation areas have been identified because of their architectural and/or historic character, and a more sensitive approach to new development which affects these areas will be taken. This includes both development within and adjacent to conservation areas. Boundary appraisals have also been undertaken for potential new conservation areas at The Cross, Kilmacolm, West Bay, Gourrock and Kempock Street/Shore Street, Gourrock. The boundaries for these proposed conservation areas have been identified in this Plan. A boundary review has also been carried out in Inverkip Conservation Area where minor alterations are proposed.

Policy HER1 : Development which Affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER2 : Demolition in Conservation Areas

There will be a presumption against the demolition of unlisted buildings in conservation areas. Proposals will be assessed against the impact on the historical street pattern and building form. Proposals for demolition will not be considered in the absence of a planning application for a replacement development that enhances or preserves the character of the surrounding area. All such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER3 : Proposed New and Amended Conservation Areas

The Council proposes to progress with the designation of the following new and amended conservation areas, as shown on the Proposals Map, in order to safeguard their architectural and/or historic character from inappropriate development:

- (1) The Cross, Kilmacolm (new);
- (2) West Bay, Gourock (new);
- (3) Kempock Street/Shore Street, Gourock (new); and
- (4) Inverkip (amended).

Listed Buildings

Listed buildings are buildings of special architectural or historic interest and are designated by Historic Scotland. Inverclyde Council has 244 listed buildings, 25 of which are category 'A', 145 are category 'B' and 74 category 'C', and all are protected through the following policies. An up to date directory of Inverclyde's listed buildings, setting out the reasons for their listing and category of designation, is available online and from the Council's Regeneration and Planning Service.

Policy HER4 : Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building has been undertaken. Proposals to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER5 : The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Archaeology

By their very nature, archaeological sites are finite and non-renewable, and their protection and preservation wherever possible by planning authorities is important. Inverclyde Council is fully committed to meeting its obligations in regard to archaeology, where the presence and potential presence of archaeological assets will be considered in making decisions on planning applications. In this regard, the Council maintains a database of sites of archaeological importance together with a mapping system, which will be used in the decision making process.

Policy HER6 : Development Affecting Archaeological Sites

Development which will have an adverse effect on Scheduled Monuments or their setting will only be permitted in exceptional circumstances and where it is satisfactory having regard to Historic Scotland's 'Managing Change in the Historic Environment' guidance note series. Development on or adjacent to other archaeological sites, as included on the Council's database of sites of archaeological importance, will normally be permitted only where there is no adverse impact on the resource.

Where development is permitted affecting these sites of archaeological importance, conditions will be attached to planning permissions to allow for excavation and recording before or during development. Any survey reports or works sought by the Council will require to be funded by the developer.

Gardens and Designed Landscapes

Gardens and designed landscapes are important habitats for nature conservation and can often contain rare trees, shrubs and other plant material. They can help to contribute to the distinctiveness of the landscape, have a significant role to play in tourism, provide local employment and can be a valuable network of green spaces. Inverclyde Council has three such gardens and designed landscapes at Ardgowan Estate, Duchal House and Finlaystone Estate (part of which lies within the Renfrewshire Council area).

The dominant feature of each of these gardens is their associated 'A' listed house and outbuildings, the preservation of which is a Council priority. Where restoration work on the houses is required to ensure their preservation and continued use, associated enabling development will be considered by the Council on its merits.

Policy HER7 : Gardens and Designed Landscapes

Development on sites in Inverclyde included in the Inventory of Garden and Designed Landscapes in Scotland will normally be permitted only where there is no adverse impact on the resource.

Proposals for enabling development to support the restoration of the 'A' listed buildings at Ardgowan Estate, Duchal House and Finlaystone Estate, and their associated designated gardens and designed landscapes will be considered favourably where it is **the only means of retaining the listed building** and gardens.

Proposals will be considered on their merits and by satisfying the following criteria:

- (a) the building is derelict, at risk of becoming derelict or in need of works to remain wind and watertight;
- (b) it can be demonstrated that available sources of financial assistance have been investigated without success;
- (c) a Business Plan is submitted to conclusively demonstrate that the works are the minimum necessary to enable its conservation and re-use (this will be verified by an independent professional to be agreed by the Council and paid for by the applicant);
- (d) significant benefit to the public/community is demonstrated in addition to the restoration of the property;
- (e) the designation and its setting (listing and G&DL) are protected;
- (f) the agreement of Historic Scotland to the restoration works is secured;
- (g) a high quality of design is achieved; and
- (h) a Section 75 Agreement is entered into, where appropriate.

Chapter 10 – Energy Planning and Service Infrastructure

Introduction

This chapter contains a broad range of policies that are required to implement the Plan's sustainable development strategy. Some of them are cross cutting policies which will have an influence on all developments, while others are significant but fundamental to the implementation of development proposals. The policies include those matters that have to be considered in the assessment and determination of proposals for renewable energy developments, waste management, flooding and drainage matters, communication infrastructure and mineral extraction.

Policies

Renewable Energy

There is a commitment at UK and Scottish level to reduce greenhouse gas emissions. The Climate Change (Scotland) Act 2009 sets key targets of an 80% reduction in greenhouse gas emissions by 2050 with an interim target of a 42% reduction by 2020, driven by annual targets which can be set and revised by Ministers. Scottish Government's target of 18% of electricity being generated from renewable sources by 2010 was met, as was the new target of 31% set for 2011. The 2020 'Route-map for Renewable Energy in Scotland, 2011' identifies a target of 20% of energy demand to be met from renewables by 2020 which is broken down to 100% of electricity, 11% of heat and 10% of transport fuels.

While renewable energy sources do not generate greenhouse gases, they are not free of environmental impacts. For example, wind farms can have significant impacts in terms of alterations to valued landscapes, visual amenity and noise. The Renewable Energy policy seeks to reconcile the benefits of potential renewable energy developments with any detrimental effects they may have on the local and wider environment. This particularly applies to Clyde Muirshiel Regional Park.

The Glasgow and the Clyde Valley Strategic Development Plan (SDP) outlines *Broad Areas of Search* for biomass wood fuel production and wind energy for the City region's Local Development Plans (LDP) to take forward and refine through their policies, having regard for the protection of existing areas of sensitivity, including environmental resources. No Broad Areas of Search for wind energy have been identified in Inverclyde whilst areas around the fringes of the urban areas have been identified as having potential for biomass.

Wind energy developments are currently the most popular type of renewable energy proposals but as Inverclyde does not have any Broad Areas of Search for wind energy, there is less pressure for strategic developments over 20MW, including those over 50MW which are determined by Scottish Government under the Electricity Act 1989. As a result, a wind farm capacity study has not yet been carried out in Inverclyde although a study is currently (April 2013) being funded in association with the local authorities in the GCVSDPA area to assess the landscape for accommodating all sizes of wind energy developments.

Policy INF1 : Renewable Energy Developments

The Council will support development required for the generation of energy from renewable sources, subject to the proposal not having significant adverse effects upon:

- (a) natural heritage designations (international and national designations should not be compromised);
- (b) the landscape and wider environment;
- (c) neighbouring settlements;
- (d) tourism, recreation and conservation matters;
- (e) the built heritage;
- (f) biodiversity and the water environment;
- (g) air quality;
- (h) road safety and service infrastructure; and
- (i) the cumulative effect of such proposals.

Note: Additional information to assist in submitting proposals is contained within the Supplementary Guidance on Renewable Energy.

Energy Efficiency

Under Section 72 of the Climate Change (Scotland) Act 2009 planning authorities must address in their LDP, the requirement for all new buildings to be designed with low and zero-carbon generating technologies in compliance with the Building (Scotland) Regulations 2004 on greenhouse gas emissions. Potential developers should seek advice from the Regeneration and Planning Service regarding the levels of emissions permitted for various types of development.

Low and zero-carbon generating technologies include:

- Micro hydro power;
- Micro wind power;
- Solar thermal systems;
- Air, water or ground source heat pumps;
- Photovoltaic cells;
- Biomass; and
- Combined heat and power.

Policy INF2 addresses this issue.

Policy INF2 : Energy Efficiency

All new buildings must be designed with low and zero-carbon generating technologies to ensure that they emit a reducing proportion of projected greenhouse gases in compliance with the Scottish Building Standards.

Other solutions will be considered where:

- it can be demonstrated that there are significant technical constraints to using

- on-site low and zero-carbon generating technologies; and
- there is likely to be an adverse impact on the historic environment; or

where proposals are for:

- buildings that have an intended life of less than 5 years;
- stand-alone ancillary buildings of less than 50 sq m; or
- buildings which will not be heated or cooled other than for the purposes of frost protection.

Waste

Scotland's Zero Waste Plan sets out the Scottish Government's vision for waste and includes a number of measures aimed at reducing the quantities of waste produced and also that going to landfill. The Zero Waste Plan was developed as a result of Scotland's obligations under the European Union Waste Framework Directive's requirements to base all waste policy, its infrastructure and management, by taking account of the waste hierarchy (prevention, re-use, recycling, recovery, and disposal), and by having a reduced reliance on landfill by applying the precautionary and proximity principles (refer to Glossary of Terms). A key element in fulfilling this requirement is to meet all waste needs within each local authority area, or work in partnership with other areas.

The Government target for 2013 for the recycling and composting of household waste is 50%, and Inverclyde Council currently exceeds this figure. In regard to waste disposal services, the Council has recently entered into new short term waste contracts following discussions with the private sector.

There is no foreseeable requirement for new waste management facilities to be provided in Inverclyde beyond that already provided on the sites allocated for this purpose. If that position were to change however, development proposals will be assessed against **Policy INF3**.

Policy INF3 : Waste Management Facilities

Proposals for the development of waste management facilities will be considered against the following criteria:

- (a) compliance with the principles of the Scottish Government's Zero Waste Plan;
- (b) the facility being primarily required to cater for waste arising in Inverclyde;
- (c) there being no adverse impact on residential amenity;
- (d) there being no adverse impact on the natural or built heritage, including the landscape; and
- (e) where necessary, an acceptable restoration plan for the site will be required.

Flooding and Flood Risk Management

Legislative Context

The Flood Risk Management (Scotland) Act 2009 implements the European Directive on the Assessment and Management of Flood Risks 2007. It requires a framework to be established for the assessment and mapping of flood risks and to plan for their management. To meet this obligation, Scotland has been split into 14 Local Plan Districts, as shown in **diagram x**. Each district covers a number of local authorities, with one authority designated as the lead. Inverclyde is part of the Clyde and Loch Lomond Local Plan District where Glasgow is the lead authority.

The framework will be made up of two sets of complementary plans. SEPA will produce Flood Risk Management Strategies for each Local Plan District by the end of 2015 (which together will comprise the Flood Risk Management Plan for Scotland). Each strategy will be implemented through Local Flood Risk Management Plans produced by the lead local authority for their area by 2016. Together these form the Flood Risk Management Plans for their respective Local Plan District.

The first stage in the process was the publication of the National Flood Risk Assessment in December 2011. This identifies 'Potentially Vulnerable Areas' (PVAs), where flooding is likely to have the greatest impact. The objectives and actions identified for the PVAs in each Local Plan District will form the basis of their Flood Risk Management Plans and Strategies.

Policy Context

Scottish Planning Policy directs planning authorities to take the probability of flooding from all sources, and the risks involved, into account when preparing development plans and deciding planning applications. It states that development at significant risk of flooding or increasing flooding risk elsewhere should not be permitted and that a precautionary approach should be used where flood risk is an issue. It seeks to protect functional flood plains and sets out a risk framework, along with appropriate planning responses. The main concern is with areas of medium to high risk. These are identified on the SEPA indicative river and coastal flood map, which is available to view on their website www.sepa.org.uk Opportunity sites identified on the Proposals Map that are indicated to be at risk of flooding by SEPA are also highlighted in the SEA Environment Report that accompanies this Plan.

A Flood Plan was produced for Inverclyde in March 2009 focussing on the most at risk watercourses. The outcomes from this will be taken into account when considering proposals for development.

Policy INF4 : Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

Note: refer to Glossary of Terms for FRA and other technical terms.

Sustainable Urban Drainage Systems

The use of appropriate Sustainable Urban Drainage Systems (SUDS) is legally required for most new developments to limit and control the rate of surface water run-off and reduce the adverse effects that it can have on water quality. SUDS can also help to alleviate flooding by controlling the flow of surface water run-off into watercourses, which could otherwise possibly lead to water overflow on-site or elsewhere in the catchment.

In order to ensure the continual successful performance of SUDS within developments, long-term maintenance of the system is essential.

Policy INF5 : Sustainable Urban Drainage Systems

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

Communications Infrastructure

The expansion of the communications network, including telecommunications, broadband and digital infrastructure is essential for economic growth within Inverclyde. It can also play a part in reducing the need to travel, thus reducing emissions from traffic, and is supported by the Council. However, there can also be some concern over the amenity implications of the siting and positioning of equipment, and these issues require to be addressed through **Policy INF6**.

Policy INF6 : Communications Infrastructure

Proposals for electronic communications infrastructure will be assessed against the following criteria:

- (a) the siting and design of the equipment has regard to PAN62 on Radio Telecommunication;
- (b) there being no satisfactory alternatives;
- (c) appropriate landscaping and screening works being incorporated where necessary; and
- (d) there being no adverse impact, including cumulative, on the built and natural heritage, including the landscape.

Requirement for Mineral Extraction

Aggregate minerals are essential to sustainable economic growth and development. The SDP sets out the requirements for both hard rock and sand and gravel within the Glasgow and the Clyde Valley area. There are sufficient hard rock reserves to meet demand in the SDP area but sand and gravels are forecast to be constrained beyond 2021. Additional locations have been suggested in the SDP but not within Inverclyde.

Some local discretion for mineral extraction is, however, beneficial and acceptable, and proposals for such activity would be required to comply with **Policy INF7**. As extraction is likely to result in noise, dust and odour and potentially to have a major impact on the landscape and countryside environment, early consultation with Council representatives and other statutory bodies, such as SEPA and SNH, is advised. A financial bond or legal agreement may be required to ensure appropriate decommissioning and site restoration arrangements are secured.

Policy INF7 : Requirement for, and Assessment of, Proposals for Mineral Extraction

Proposals for mineral extraction will require to be assessed against Strategic Support Measure 9 of the Glasgow and the Clyde Valley Strategic Development Plan and the accompanying Background Report 10: Minerals Search Areas, and the following criteria:

- (a) the need for the extraction of minerals;
- (b) the requirement to protect the land from pollution and contamination and the quality of ground water, watercourses and supplies;
- (c) the impact on the countryside and the built and natural heritage;
- (d) the potential impact on leisure and tourism;
- (e) the potential impact on neighbouring residential uses in terms of noise, odour, dust, smoke, fumes, gases, steam, hours of operation or other nuisances;
- (f) the volume, frequency, routing and type of traffic;
- (g) the scale, siting and design of buildings and plant;
- (h) the landscape proposals for screening prior to, during and after operation; and
- (i) proposals for satisfactory restoration and beneficial after use.

Appendix 1 – Schedules and Tables

Schedule 4.1 - Business and Industrial Areas and Development Opportunities

Schedule 6.1 - Residential Development Opportunities

Schedule 6.2 – Community, Schools and Leisure Proposals

Schedule 7.1 - Town Centre/Retail Development Opportunities

Table 8.1 - Natural Heritage and Other Environmental Designations

Table 9.1 - Built Heritage and Other Cultural Designations

[NB – Schedules and Tables will be available in hard copy at Committee]

Inverclyde Council

Local Development Plan: Proposed Plan (2013)

Action Programme

Inverclyde LDP Proposed Plan

Action Programme

This Action Programme sets out how Inverclyde Council proposes to implement the Local Development Plan (LDP). It is a requirement under Section 21 of the Town and Country Planning (Scotland) Act 1997 as amended, whereby a list of actions to deliver each of the Plan's policies and proposals are identified, along with the person responsible for carrying out the action and the timescale for doing so. These actions can vary in nature and may include the delivery of key infrastructure and facilities, the preparation of masterplan documents or the provision of supplementary guidance. Actions are not confined to those being provided by Inverclyde Council.

In the consideration and production of this Action Programme, consultation has been undertaken with the key agencies, and all other bodies identified as being responsible for the delivery of the specified actions.

Action Programmes require to be published and submitted to Scottish Ministers alongside the proposed LDP, and adopted and published within three months of the Plan itself being adopted. The Action Programme will be kept under review and updated and published at least every two years.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
Chapter 2 Sustainable Development and Spatial Strategy				
SDS1	Climate Mitigation and Adaptation – Reducing Carbon and Energy Use	Inverclyde Council (all Services) Scottish Government	Working to reduce the Council's carbon emissions and energy use as identified in the Carbon Management Plan 2012-2017 (to go to May 2013 Committee).	Ongoing.
		Inverclyde Council (Regeneration and Planning)	Implement and update the Council's Green Charter (2009).	Ongoing. Update the Green Charter in 2014.
		Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications and Building Warrants.	Ongoing.
SDS2	Integration of Land Use and Sustainable Transport	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Private Sector RSLs	Development of Masterplans (see Chapter 3).	Various timescales.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Strathclyde Partnership for Transport (SPT)	Implementation of Regional Transport Strategy 2008-2021 and associated Action Plans.	Progress reported annually.
		Inverclyde Council (Environmental and Commercial Services)	Implementation of Local Transport Strategy: Action Plan.	Progress reported annually.
SDS3	Place Making	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Private Sector RSLs	Development of Masterplans (see Chapter 3).	Various timescales.
		Inverclyde Council (Regeneration and Planning) Riverside Inverclyde	Discuss the requirement to update the Riverside Inverclyde Urban Design Framework 2007.	2014/15.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
SDS4	Green Network	Inverclyde Council (all services) Scottish Natural Heritage	Agree and sign concordat with Central Scotland Green Network, and thereafter use as a foundation for joint working with CSGN.	To be signed in 2013 and thereafter ongoing.
		Inverclyde Council (Regeneration and Planning) GCV Green Network Partnership	Develop and implement the opportunities and priorities identified in the Inverclyde Green Network Opportunities Mapping Report (2013).	Ongoing.
		Inverclyde Council (Regeneration and Planning) Private Sector RSLs	Development of Masterplans (see Chapter 3).	Various timescales.
		Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
SDS5	Development within the Urban Area	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Inverclyde Council (Regeneration and Planning) Private Sector RSLs	Development of Masterplans (see Chapter 3).	Various timescales.
		Inverclyde Council (Regeneration and Planning)	Audit of Vacant and Derelict Land (SVDLS).	Annually.
			Review of Urban Capacity (brownfield land supply) for SDP2.	Every 5 years – next one 2013/14.
SDS6	Promoting our Town Centres	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Riverside Inverclyde	Preparation of Regeneration Strategy for Port Glasgow Town Centre.	2013/14 and beyond.
			Discuss the requirement to embark upon a health check for Greenock Town Centre with potential partners (see Chapter 7, Policy TCR12).	2014/15.
SDS7	Regeneration and Renewal Priorities	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning)	Development of Masterplans (see Chapter 3).	Various timescales.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Private Sector RSLs		
SDS8	Green Belt and the Countryside	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning)	Monitoring of non-conforming developments in the Green Belt and the Countryside.	Annually.
Chapter 3 Major Areas of Change and Potential Change				
MAC1-7	Major Areas of Change (all areas)	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
	Major Areas of Change (The Harbours, Greenock)	Peel Ports (Clydeport plc) Inverclyde Council (Regeneration and Planning)	Submission of a planning application for the development of the East India and Victoria Harbours area in Greenock for a mix of uses, including residential and marina / leisure.	Masterplan approved in 2006. Discussions ongoing for restaurant/ public house development. Residential

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
				development likely to be in the medium term.
	Major Areas of Change (James Watt Dock/ Garvel Island, Greenock)	James Watt Dock LLP Inverclyde Council (Regeneration and Planning)	Submission of a planning application for the development of the James Watt Dock area in Greenock for a mix of uses, including residential, marina / leisure and business.	Masterplan approved in 2010. Progress on access, the marina and landscaping, but main parts of development expected to be in the medium/long term.
	Major Areas of Change (Gourock Bay)	Inverclyde Council (Regeneration and Planning) Private Sector	Submission of a planning application for the development of the Gourock Bay area for a mix of uses, including residential and marina / leisure.	Unimplemented planning permission granted in 2002. Development anticipated in the medium/long term.
	Major Areas of Change (Former Inverkip Power Station, by Wemyss Bay)	Scottish Power Inverclyde Council (Regeneration and Planning)	Approval of the planning application for the development of the former Inverkip Power Station, by Wemyss Bay for a mixed use, 'urban village' proposal.	Planning Permission in Principle (and masterplan) submitted in 2009. Ownership issues to be resolved by Scottish Power, anticipated to be in summer 2013, before determination of planning application.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
			Ongoing demolition/clearance on site.	To be completed in 2013.
	Major Areas of Change (Woodhall, Port Glasgow)	River Clyde Homes Scottish Government Inverclyde Council (Various Services) Private Sector Local Voluntary Groups	Community park to be completed having secured Heritage Lottery Funds.	2013.
			Development of Phase 2 of the mixed tenure 'New Neighbourhood' housing at Woodhall, Port Glasgow to be reconsidered through the Council's SLP (2013/14) with potential revisions to the masterplan and tenure mix (tbd).	Progress dependant upon Scottish Government Affordable Housing Supply Programme (AHSP) funding.
			Submission of a planning application for Woodhall Community Facility (see Chapter 6, Policy RES 6).	Funding for Feasibility Study approved by the Council in October 2012.
			Implementation of the 'Green Spine' to connect phase one development with phase two and the railway station.	To be implemented along with the Phase 2 housing development.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
			Relocation of the neighbourhood shop.	To be implemented along with the Phase 2 housing development.
	Major Areas of Change (Peat Road/Hole Farm, Greenock)	River Clyde Homes Scottish Government Inverclyde Council (Regeneration and Planning) Inverclyde Council (Safer and Inclusive Communities)	Final Draft of Peat Road/Hole Farm 'New Neighbourhood' Feasibility Study for the development of a mixed tenure housing development produced and taken forward to inform a masterplan/development framework for the area (2013/14).	Feasibility study to be finalised and approved by RCH. Progress dependant upon Scottish Government AHSP funding.
	Major Areas of Change (Spango Valley, Greenock)	Scottish Prison Service	Submission of a planning application for the development of a prison.	Lease between the Council and the Scottish Prison Service expires in summer 2013. Submission of a planning application expected in 2013/14.
	Major Areas of Change (Spango Valley, Greenock)	Highcross Strategic Advisors Transport Scotland	Submission of Planning Application in Principle/Masterplan for a mixed use development, including business and housing.	Planning application expected to be submitted 2013/14.
	Major Areas of Change (Spango Valley,	Sanmina	Consideration of proposals for development.	Medium to long term.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
	Greenock)			
APC 1-2	Areas of Potential Change (both)	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
	Areas of Potential Change (Central East Greenock)	Inverclyde Council (Various Services) Private Sector Scottish Government River Clyde Homes Other RSLs. Key Agencies	Consideration of a framework for place making, development and green network opportunities and enhancements, by the Council and relevant stakeholders.	Short to medium term.
	Areas of Potential Change (Inner Lower Port Glasgow)	Inverclyde Council (Various Services) Private Sector Scottish Government River Clyde Homes Other RSLs Key Agencies	1) Continue work on the Clune Park Regeneration Initiative in accordance with the Inverclyde Local Housing Strategy 2011-2016, and the Strategic Housing Investment Plan 2011-2016. 2) Consideration of a framework for place making, development and green network opportunities and enhancements, by the Council and relevant stakeholders.	1) Ongoing, but to be reviewed annually, depending on progress in securing Closing Orders in advance of phased demolition of properties. Progress also dependant upon available funding, from both Inverclyde Council and Scottish Government. 2) Short to medium term.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Inverclyde Council (Various Services) Forestry Commission Scotland	Seek discussions with FCS on woodland areas within the study area, as part of consideration of Green Network initiatives (above).	2013/14.
DOS1-3	Development Option Site (Regent Street)	Inverclyde Council (Regeneration and Planning) Site Owner	Determination of Planning Application.	Unknown.
	Development Option Site (John Street)	Inverclyde Council (Regeneration and Planning) River Clyde Homes	Stock appraisal undertaken by RCH and concluded housing stock to be retained and renovated, at least for the short term. Possible review in medium term.	Subject to RCH Board decision.
	Development Option Site (Sinclair Street)	Inverclyde Council (Regeneration and Planning) Greenock Morton FC	Determination of Planning Application.	Unknown.
Chapter 4 Economy and Employment				
ECN1	Business and Industrial Areas	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
ECN2	Business and Industrial Development Opportunities	Inverclyde Council (Regeneration and Planning)	Audit of Business and Industrial land.	Annually.
			Audit of Business/Office Floorspace.	Annually.
		Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
ECN3	Character and Amenity of Areas for Business and Industrial Use	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
ECN4	Business and Industrial Proposals Outwith Designated Areas	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
ECN5	Working from Home	Inverclyde Council (Regeneration and Planning) Householders	Determination of Planning Applications.	Ongoing.
ECN6	Tourist Facilities and Accommodation	Inverclyde Council (Regeneration and Planning)	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Private Sector		
		Inverclyde Council (Regeneration and Planning) Local Area Tourism Partnership Discover Inverclyde	Delivery of objectives within Inverclyde's Tourism Strategy 2009-2016 through the implementation of the Tourism Action Plan 2009-2016.	Action Plan regularly monitored and evaluated and adjustments made as required.
Chapter 5 Transport and Connectivity				
TRA1	Managing the Transport Network	Inverclyde Council (Regeneration and Planning) Private Sector Transport Scotland	Consultation with TS on masterplan proposals and development proposals affecting trunk roads.	Ongoing.
		Inverclyde Council (Environmental and Commercial Services)	Implementation of traffic management scheme to convert Nelson Street to two-way traffic.	Section from South Street to Newton Street currently two-way. The remainder will follow in 2013/14.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
TRA2	Sustainable Access	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Various Services) Discover Inverclyde Inverclyde Community Development Trust	Implementation of Heritage Inverclyde Trail and Greenock Town Trail proposals.	2013/14.
		Inverclyde Council (Regeneration and Planning) Inverclyde Council (Environmental and Commercial Services) Inverclyde Local Access Forum	Review Inverclyde's Core Paths Plan (2009).	2013/14.
		Inverclyde Council (Environmental and Commercial Services)	Seek funding for a feasibility study for the N75 National Cycle Route extension from its present termination at Lunderston Bay to the marina at Inverkip.	This is the subject of a current grant application bid to SPT and Sustrans.
		Inverclyde Council (Environmental and Commercial Services)	Seek funding for a feasibility study for the N75 National Cycle Route extension from Inverkip to the rail station and ferry terminal at Wemyss Bay.	This is the subject of a current grant application bid to SPT and Sustrans.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
TRA3	New Roads and Parking Proposals	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications	Ongoing.
		Inverclyde Council (Environmental and Commercial Services)	Realignment of Baker Street, Greenock, in accordance with the Local Transport Strategy 2011-2016.	Uncertain, and currently not being progressed due to land ownership and buried services issues to be overcome.
		Inverclyde Council (Environmental and Commercial Services) Riverside Inverclyde	Construction of a relief road to the north of the existing Kempock Street in Gourrock town centre, in accordance with the Local Transport Strategy 2011-2016.	Planning application approved in March 2013. Anticipated start on site at the end of 2013.
		Inverclyde Council (Environmental and Commercial Services) Strathclyde Police	Implement new Parking Strategy for Greenock town centre, in accordance with the Local Transport Strategy 2011-2016.	Implementation expected in Summer 2014.
		Inverclyde Council (Environmental and Commercial Services) Strathclyde Partnership for Transport (SPT) Network Rail	Identify Locations for Park and Ride Provision, in accordance with the Local Transport Strategy 2011-2016.	Highholm Avenue, Port Glasgow tender awarded November 2012. Work due to be completed in April 2013.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
TRA4	Developer Contributions	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of and conditions on Planning Applications	Ongoing.
Chapter 6 Housing and Communities				
RES1	Safeguarding the Character and Amenity of Residential Areas	Inverclyde Council (Regeneration and Planning) Housebuilders Homeowners RSLs	Determination of Planning Applications.	Ongoing.
RES2	Development on Brownfield Sites	Inverclyde Council (Regeneration and Planning) Housebuilders RSLs	Determination of Planning Applications.	Ongoing.
RES3	Residential Development Opportunities	Inverclyde Council (Regeneration and Planning)	Audit of Housing Land Supply.	Annually.
		Inverclyde Council (Regeneration and Planning) Housebuilders	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		RSLs		
RES4	Provision of Affordable Housing	Inverclyde Council (Regeneration and Planning) Housebuilders RSLs	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Inverclyde Council (Safer and Inclusive Communities) GCV SDPA Housebuilders RSLs Scottish Government	Review and update evidence base provided by the GCV Housing Need and Demand Assessment (HNDA), June 2011. Joint partnership working as member authority of the Glasgow and Clyde Valley Housing Market Partnership (GCV HMP) toward the publication of HNDA2 to support the Main Issues Report (MIR) for SDP2.	Ongoing. Draft HNDA2 is due late 2014 for SDP MIR, with the finalised HNDA2 due in late 2015, for the SDP: Proposed Plan.
RES5	Proposals for Changes to Properties for Residential Use	Inverclyde Council (Regeneration and Planning) Homeowners	Determination of Planning Applications.	Ongoing.
RES6	Non-Residential Development within Residential Areas	Inverclyde Council (Various Services) Private Sector Voluntary Sector	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Inverclyde Council (Property Assets and Facilities Management)	Approval of the planning application for Inverkip Community Facility and its subsequent development.	Planning application submitted February 2013. Development due for completion in 2014.
		Inverclyde Council (Various Services) River Clyde Homes Local Voluntary Groups	Submission of a planning application for Woodhall Community Facility, Port Glasgow and its subsequent development.	Funding for Feasibility Study approved by the Council in October 2012.
		Inverclyde Council (Various Services) Local Voluntary Groups	Submission of a planning application for Gibshill Community Facility, Greenock and its subsequent development.	Capital funding in place, discussions ongoing on revenue funding.
		Inverclyde Council (Various Services) Local Voluntary Groups	Selection of site for the development of Broomhill Community Facility, Greenock.	Feasibility Study to be undertaken.
		Inverclyde Council (Property Assets and Facilities Management)	Development of Rankin Park Community Sports Facility, Greenock.	Start on site and completion of development in 2013/14.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Inverclyde Council (Environmental and Commercial Services)	Development of a replacement skate park in Battery Park, Greenock.	Development expected in 2013/14.
			Development of a replacement play area at Jacob's Drive, Gourrock.	Development expected in 2013/14.
			Investigation into new Cemetery Extension	Decision on preferred location for cemetery extension to be taken at May 2013 Environment and Regeneration Committee.
		Inverclyde Council (Inclusive Education, Culture and Corporate Policy)	Completion of all new schools identified within the Council's School Estate Management Plan, the final one being the shared secondary school campus at Port Glasgow.	Completion of all new schools by 2013/14.
		Inverclyde Council (Regeneration and Planning) Scottish Prison Service	Planning application for a prison for the Scottish Prison Service at Inverkip Road, Greenock, and its subsequent development.	Planning Application for Matters Specified by Condition expected to be submitted by July 2014.
RES7	Residential Development in	Inverclyde Council (Regeneration and	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
	the Green Belt and Countryside	Planning) Housebuilders Private Sector		
Chapter 7 Town Centres and Retailing				
TCR1	Network of Designated Centres	Inverclyde Council (Regeneration and Planning) Inverclyde Council (Property Assets and Facilities Management)	Disposal of a site at Cumberland Walk, Greenock for the development of local shopping facilities.	Currently being marketed by Inverclyde Council. Disposal expected in 2013/14, with submission of planning application thereafter.
TCR2	Sequential Approach to Site Selection for Town Centre Uses	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR3	Town Centre Uses	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR4	Retail Core : Greenock Town Centre	Inverclyde Council (Regeneration and Planning)	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Private Sector		
TCR5	Outer Area of Greenock Town Centre	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR6	Town Centre/Retail Development Opportunities	Inverclyde Council (Regeneration and Planning)	Audit of Town and Local Centres.	Annually.
		Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR7	Assessing Development Proposals for Town Centre Uses	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR8	Use of Conditions	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR9	Residential Use above Commercial	Inverclyde Council (Regeneration and Planning)	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
	Properties	Private Sector		
		Inverclyde Council (Safer and Inclusive Communities) Oak Tree Homes Initiative Inverclyde Housing Association Forum	Delivery of the key commitment identified in the Inverclyde Local Housing Strategy (2011-2016) to rehabilitate empty homes and properties in Inverclyde.	Two empty properties received grant assistance in 2012/13. Successful competitive funding bid to Scottish Empty Homes Loan Fund has secured £370,212 for 2013/14, aiming to bring 40 empty properties back into use.
TCR10	Shopping Facilities to meet Local Needs	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR11	Retailing as an Ancillary Use	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
TCR12	Greenock Town Centre Action Plan	Inverclyde Council (Regeneration and Planning)	Discuss the requirement to embark upon a health check for Greenock Town Centre with potential partners.	2014/15.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Riverside Inverclyde Shopowners Oak Mall Owners		
Chapter 8 Natural Heritage and Environmental Resources				
ENV1	Designated Environmental Resources	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Scottish Natural Heritage	Review of Sites of Importance for Nature Conservation (SINCs).	Start review 2013, but progress will be dependent upon staff resources.
ENV2	Green Belt and the Countryside	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning)	Monitor developments in the Green Belt and the Countryside.	Annually.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
ENV3	Safeguarding and Enhancing the Green Network	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Private Sector Scottish Natural Heritage Clyde Muirshiel Regional Park Inverclyde Local Access Forum	Progress work on proposed Green Network Links.	Dependent upon availability of funding, and involvement of private sector.
		River Clyde Homes Voluntary Sector	Implementation of Belville Community Park proposals, following the demolition of flats.	Funding in place for Community Park. (Multi-storey flats demolished March 2013).
		Inverclyde Council (Regeneration and Planning) Forestry Commission, Scotland Land Owners	Investigate potential for the temporary greening of vacant sites.	2014/15.
ENV4	Safeguarding and Enhancing	Inverclyde Council (Regeneration and	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
	Open Space	Planning) Private Sector		
		Inverclyde Council (Regeneration and Planning)	Monitor developments on Open Spaces areas.	Annually.
			Review Open Space Audit.	Every 5 years.
ENV5	Securing Open Space by Planning Agreements	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of and conditions on Planning Applications.	Ongoing.
ENV6	Trees, Woodland and Forestry Planting	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Forestry Commission, Scotland Private Sector Clyde Muirshiel Regional Park	Implementation of GCV Forestry and Woodland Framework Strategy and associated Action Plan.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Voluntary Sector	Management of Wemyss Bay Woods Local Nature Reserve.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Inverclyde Council (Regeneration and Planning) Voluntary Sector Forestry Commission, Scotland	Management of Coves Local Nature Reserve.	Ongoing discussions with FCS in regard to future maintenance.
ENV7	Biodiversity	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
		Inverclyde Council (Regeneration and Planning) Scottish Natural Heritage LBAP Partnership (Renfrewshire, East Renfrewshire and Inverclyde Councils)	Implementation and updating of Local Biodiversity Action Plan.	Implementation ongoing and start update in 2014/15.
ENV8	Water Quality and the Water Related Environment	Inverclyde Council (Regeneration and Planning) Scottish Environment	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Protection Agency Scottish Water		
Chapter 9 Built Heritage and Townscape				
HER1	Development which Affects the Character of Conservation Areas	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
HER2	Demolition in Conservation Areas	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
HER3	Proposed New and Amended Conservation Areas	Inverclyde Council (Regeneration and Planning) Scottish Civic Trust	Progress Conservation Area Appraisals for: <ul style="list-style-type: none"> - The Cross, Kilmacolm - West Bay, Gourock - Kempock Street/Shore Street, Gourock. 	2014/15.
			Progress amendment to boundary of conservation area at Inverkip.	2014/15.
HER4	Alteration, Extension and Demolition of Listed Buildings	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
HER5	The Setting of Listed Buildings	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
HER6	Development Affecting Archaeological Sites	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
HER7	Gardens and Designed Landscapes	Inverclyde Council (Regeneration and Planning) Private Sector Land and estate owners	Determination of Planning Applications.	Ongoing.
Chapter 10 Energy Planning and Service Infrastructure				
INF1	Renewable Energy Developments	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
		Inverclyde Council (Regeneration and Planning)	Monitor wind energy planning applications.	Quarterly.
		Inverclyde Council (Regeneration and Planning) GCV SDPA Scottish Natural Heritage	Commissioning of Landscape Capacity Study by GCV SDPA (and 8 member authorities) and SNH.	2013.
INF2	Energy Efficiency	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications and Building Warrants.	Ongoing.
INF3	Waste Management Facilities	Inverclyde Council (Regeneration and Planning) Private Sector Inverclyde Council (Environmental and Commercial Services)	Determination of Planning Applications.	Ongoing.
INF4	Reducing Flood Risk	Inverclyde Council (Regeneration and Planning) Private Sector SEPA Scottish Water	Determination of Planning Applications.	Ongoing.

Policy Number	Policy	Lead Agencies and Other Partners	Actions	Timescales/Progress
INF5	Sustainable Urban Drainage Systems	Inverclyde Council (Regeneration and Planning) Private Sector SEPA Scottish Water	Determination of Planning Applications.	Ongoing.
INF6	Communications Infrastructure	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.
INF6	Requirement for, and Assessment of, Proposals for Mineral Extraction	Inverclyde Council (Regeneration and Planning) Private Sector	Determination of Planning Applications.	Ongoing.

Report To: Environment & Regeneration Committee
Date: 2 May 2013

Report By: Corporate Director – Environment, Regeneration & Resources
Report No: RC/13/05/06/SJ/JH

Contact Officer: Stuart Jamieson
Contact No: 01475 712401

Subject: Delivery of Regeneration in Scotland Inquiry – Call for Written Evidence

1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval of Officers response to the Scottish Parliament Local Government and Regeneration Committee.

2.0 SUMMARY

- 2.1 The Scottish Government's regeneration strategy 'Achieving a Sustainable Future' was published on 12 December 2011.
- 2.2 The Local Government and Regeneration Committee, following its consideration of regeneration aspects of the Scottish Government Draft Budget 2013-14, have agreed to build on this scrutiny and undertake a detailed inquiry on the area of regeneration policy, with a focus upon community empowerment.
- 2.3 The remit for the inquiry is:
- 'To identify and examine best practice and limitations in relation to the delivery of regeneration in Scotland'.
- 2.4 The response to these questions is attached at Appendix 1.

3.0 RECOMMENDATION

- 3.1 That Committee agrees to the consultation response submitted to the Scottish Parliament Local Government and Regeneration Committee.

Aubrey Fawcett
Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

4.1 The Local Government and Regeneration Committee is seeking evidence from interested parties on the Scottish Government's Regeneration Strategy.

4.2 Views are sought on the following themes:

- 'Strategy and Policy Issues'
- 'Partnership Working'
- 'Practical Issues'

4.3 Under these themes, the consultation poses 10 questions in total in an open information gathering exercise.

4.4 Case studies are included in the response to support comments made and to illustrate what is happening 'on the ground' in terms of regeneration in Inverclyde.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

6.1 Not Applicable.

SCOTTISH PARLIAMENT - LOCAL GOVERNMENT AND REGENERATION COMMITTEE

Delivery of Regeneration in Scotland inquiry – Call for Written Evidence

Themes of interest

Set out below are themes on which the Committee is seeking your views. This is intended to be an open information gathering exercise. The questions set out below are intended to be a guide only. Please feel free to give us your views on any of these themes.

Strategy and Policy Issues

1. How can the linkage between the various strategies and policies related to regeneration be improved?

Inverclyde Council believes that synergy can be improved by focusing towards integration, decentralisation and localism. The aim is to achieve benefits from such synergy where we can gain several advantages from one intervention. We believe that the various funding streams that support regeneration require to be integrated with less funding driven through 'challenge' funds and more localisation of resources to meet local needs and improve connectivity.

Regeneration works effectively within a strategic framework which is best offered via economic regeneration strategies and employment strategies. Further, we would emphasise the need to ensure sustainable procurement policies which include community benefits.

A key element of any proposal in developing a strategic Framework is the intention to strengthen the commitment to an outcomes-focused approach to the operational activity. The focus of this approach will be on improving the quality, quantity and sustainability of outcomes achieved by placing results ahead of process; drawing on a sound empirical base; responding to the evidenced priority needs of the community; and improving the co-ordination and integration of public services in order to achieve shared outcomes.

2. Can physical, social and economic regeneration really be separate entities? The Committee would find it useful to hear about projects distinctly focussed on one or more aspects, and the direct and indirect outcomes of such activity.

Successful regeneration requires an integrated approach to address complex, interconnected issues. As an example, housing providers cannot do it alone and need to work in partnership with a range of other stakeholders.

It is important that partners (including the community) work towards a shared vision. There are a number of examples of strong partnership working in regeneration, including: clear regeneration strategies and master plans developed with local people.

Regeneration is much broader than just physical regeneration. To be effective and to create sustainable, inclusive communities, regeneration should complement social, economic and environmental regeneration. Inverclyde Council are of the opinion that place-based approaches need to support people-based approaches giving equal standing for people and place that will complement one another.

The deep rooted issues that remain within disadvantaged communities require a holistic approach focusing on a range of inter-related outcomes with funds and actions directed through local services to bring about improvements in employment, health, education and the environment.

A project that brings these entities together can be illustrated through the following case study.

Case Study: Community Benefit Clauses

From 2007 and to complement physical investment projects planned to cost around £1bn in the ensuing ten years, public sector agencies in Inverclyde including Inverclyde Council, River Clyde Homes and Riverside Inverclyde developed community benefit clauses for inclusion in all their contracts.

The rationale for creating these clauses is to ensure local people benefit from this level of investment in their community and they have been designed to ensure that employment opportunities are created on all appropriate capital projects of at least three months' duration.

A second strand of this project is the inclusion of goodwill clauses in contracts which encourage the provision of opportunities for local sub-contractors, reflecting the fact that local companies are often too small to tender successfully for multi-million pound projects but ensuring that they may still benefit from major investment in the area.

Background

This project was established in recognition that effective regeneration of an area is multi-faceted. Previous attempts to drive economic development have been perceived as weak as they have focused on one specific aspect of this agenda and have subsequently failed to deliver sustainable change.

The project recognises the imperative to tackle the high levels of unemployment in Inverclyde and the low skills base of some residents. It also acknowledges that local people should benefit from physical investment in their area in both the immediate and longer term and has facilitated the creation of training, apprenticeships and work experience opportunities.

Through effective partnership working agencies have been alerted early on in the process, on all relevant tenders, of the opportunities which are likely to arise and have been in a position to provide some basic training and skills to allow local people to compete for these.

Similarly local companies and public sector partners have formed Inverclyde Construction Forum (ICF) which runs seminars, training sessions and quarterly business meetings for its members. ICF seeks to increase the competitiveness of its membership, encourage company development and enhance members' potential in winning new contracts. The activities of this forum contribute to the Community Plan aim of creating an Inverclyde which has "a thriving business community, with better support, and a good small to medium enterprise start up and sustainability rate".

This project contributes to Inverclyde's SOA Outcome 3 – the area's economic regeneration is secured; and to the Community Plan aspiration that "everyone who is able to work can access job opportunities, developing skills to progress while in work, and support is available for those furthest from the labour market".

A by-product of providing these opportunities is a greater awareness amongst local people of the work being undertaken by the public sector to transform the area and a greater understanding of what is involved in developing sustainable communities.

Results / Impact

Community Benefits Clauses since their initial use in contracts at 2008, have created posts and training positions for Inverclyde residents:-

- 48 Apprenticeships for young people
- 600 posts for skilled and semi skilled, unemployed residents
- Establishment of a Single Point of Contact
- Positive employer feedback on the process
- Community benefits inserted in eligible tendering processes for the construction of schools, housing, leisure facilities and waterfront regeneration sites.
- Inverclyde Council and partners have adopted Community Benefits as ongoing policy commitment

3. Are we achieving the best value from investment in this area? If not, how could funding achieve the maximum impact? Could the funding available be used in different ways to support regeneration?

Successful regeneration is dependent on a wide range of organisations and individuals working together. It relies on coordinated action which encompasses economic, physical and social aspects, along with input from the public, private and third sectors, alongside communities themselves.

To maximise the impact on the ground, partnership working with strong community involvement (through the CPPs) is required in order to consider new, sustainable ways of maximising resources to fund regeneration. If we do not have effective economic regeneration we can expect to see a rise in social exclusion and the problems associated with this.

Regeneration funding has traditionally come from Europe and Inverclyde has benefited from European Structural Funds however, the new 2014 – 2020 Structural Funds Programme will have significantly less funds available. The use of Structural Funds as a means of resourcing aspects of the Scottish Government's Regeneration Strategy should be explored in the context of declining capital budgets.

Inverclyde Council wish to see a continuation of regeneration funding for local areas of need in order to reduce disadvantage and inequalities. The JESSICA (Scotland) Trust is one such fund. In order to gain maximum benefit we need to increase labour market participation, encourage businesses to invest in workforce development and develop employment opportunities for local people.

Partnership Working

4. What delivery mechanisms, co-ordination of, and information on the funding that supports regeneration are required, to facilitate access by all sections of the community?

Inverclyde Council believe that adequate resources need to be available to develop and co-ordinate a local approach and this means maximising all available resources for economic regeneration. The CPPs are an effective delivery mechanism for co-ordinating the funding that supports regeneration and they support a multi-disciplinary approach.

We are well placed to coordinate economic development and regeneration activity. We are also the lead statutory partners in community planning, the key process through which positive local outcomes for communities are planned and delivered through the Single Outcome Agreement.

However, the Scottish Government also has a role in facilitating more effective joint working.

Inequality is bad for the economy as it impacts on tax contributions and entrepreneurialism. Regeneration funding therefore can assist with facilitating access by all sections of the community by investing in jobs growth and helping local people to develop their full potential. This will help reduce socio-economic inequalities such as income, poverty, crime, ill-health.

5. Should funding be focussed on start up or running costs? What is the correct balance between revenue and capital funding? Please indicate reasons for your views.

It is often the case that local authorities have **limited** access to capital funding but not the revenue funding to support this expenditure. A lack of revenue funding is a key barrier to the implementation and maintenance of infrastructure projects. Because revenue and capital funding from Government are not currently closely linked and because there has generally been a shortage of revenue compared to capital, it is easier to build new infrastructure than it is to maintain existing services and assets. Whilst public infrastructure projects are funded from capital budgets, services need to be paid for from local authority revenue budgets.

Inverclyde Council **is** of the opinion that the balance between capital and revenue funding should reflect the synergy between them. Ideally, we would wish to see more flexibility in relation to both capital and revenue.

6. How can it be ensured that regeneration projects are sustainable in the long term?

As there are varying degrees of sustainability there needs to be agreement on what is meant by sustainability. Projects will fail if there are insufficient linkages between environmental, physical, social and economic regeneration which benefits the socially excluded.

Indicator based approaches are often used to assess sustainability and which cover economic, social and environmental aspects. They can provide a useful assessment tool and help to ensure projects are sustainable in the long term.

An example of a social sustainability project would be how individuals, communities and societies live with each other and set out to achieve the objectives of development models which they have chosen for themselves, also taking into account the physical boundaries of their places.

At a more operational level, social sustainability stems from actions in key thematic areas, encompassing the social realm of individuals and societies, which ranges from capacity building and skills development to environmental and spatial inequalities. In this sense, social sustainability blends traditional social policy areas and principles, such as equity and health, with emerging issues concerning participation, needs, social capital, the economy, the environment, and more recently, with the notions of happiness, well being and quality of life.

Practical Issues

7. What actions could the Scottish Governments forthcoming community capacity building programme include to best support communities to “do regeneration” themselves?

Inverclyde Council **is** of the opinion that actions could include:

- Providing a better and shared understanding of what constitutes 'regeneration';
- Sharing good practice in regeneration albeit what works in one locality may not be appropriate elsewhere;
- Empowering CPP's to deliver long term regeneration.
- Enabling communities to attract private sector investment to ensure long term sustainability.
- Encourage greater participation by local residents.
- Develop socio-economic profiles of communities so that communities gain an understanding of local needs and follow up with consultation.
- Training in developing funding applications and tender bids;

The JESSICA (Scotland) Trust is to help disadvantaged urban communities to become stronger through their own efforts. The aim is to invest in projects that will create opportunities for local people community-led organisations to develop locally owned, led and controlled assets that will lead to local regeneration. Take up, however, seems to be rather slow therefore Scottish Government actions should include actively promoting this fund but also making the funding more accessible through grant rather than loans.

8. What role should CPPs play in supporting the community in regenerating their communities?

Inverclyde Council **is** of the opinion that, in order to be effective and inclusive, initiatives are required which deliberately target the most deprived and excluded communities. Community participation can be difficult but it is essential.

Inverclyde Council supports place-based targeted interventions that are co-ordinated through the Community Planning Partnership. As a local authority, we cannot tackle regeneration alone and we acknowledge that an effective, co-ordinated partnership approach is the only way to address such issues.

Community regeneration is not simply about physical improvements to an area. It is about ensuring that regeneration reflects the needs and aspirations of the local community and addresses the barriers that prevent people leading full and rewarding lives. Our Community Planning Partnership brings a range of partner agencies together which can help facilitate and support communities as well as ensure that value for money is being achieved.

The Community Planning Partnership is the link between the Local Authority and other agencies in aligning national with local priorities. They have a mechanism for identifying priorities for each locality and areas of work where collaboration between partners will have a greater impact than an agency working alone. The breaking down of barriers between organisations and the requirement to achieve more with the resources available fosters innovation and new ways of working in partnerships in Inverclyde.

9. How can CPPs best empower local communities to deliver regeneration?

Empowering local communities signals a significant milestone on a journey. In some cases there will need to be a process of culture change, in communities and the public agencies that support them, to make sure that local people have opportunities and the ability to play their full part in helping Inverclyde to flourish.

Community capacity building is required so that local communities can be empowered through more informed decision making and empowered through the combined use of different funds. CPP's can assist with ensuring that there is community input to action plans for community regeneration activities. Responsibility should be devolved to the lowest practical organisational level.

Working at the local level enables Inverclyde Council to strengthen our communities, to help build their social capital and their capacity to respond to local challenges. We recognise that many of these groups have the willingness and passion to undertake projects nevertheless it is likely they will continue to require support to do so.

Please provide any examples of best practice or limitations experienced that you think the Committee would find useful in its scrutiny.

Inverclyde Council has supported a range of local community and voluntary groups to build their capacity so that they are in a strong position to tender for contracts and deliver projects that contribute to the regeneration agenda – Community Engagement; Employability; Health Inequalities and Tackling Addictions.

Community Planning Partnerships generally have demonstrated through European Employability initiatives that they are a successful model for delivering local regeneration activities and this strong partnership approach will continue to be encouraged within Inverclyde.

Employability Case Study: Comet Rebuilt

Executive Summary

- This ship building project was a refurbishment of the PS Comet.
- Agencies from the public, private and voluntary sectors worked in partnership.
- Future Jobs Fund participants worked on the project learning a range of skills.
- Considerable community engagement activity supported the Project.
- The refurbished PS Comet was restored to Port Glasgow Town Centre in June 2011.

Background

The PS Comet is a vital part of Port Glasgow's rich ship building heritage, a replica of which has been sited in Port Glasgow Town Centre since 1962. However, despite some interim repairs, by 2010 the replica was in a poor condition and needed a complete refurbishment. Recognising the importance of the vessel, Inverclyde Council awarded £180,000 from the Common Good Fund to ensure the improvements were made.

It was only with the emergence of the Future Jobs Fund programme that the project came to fruition.

Inverclyde Council and Inverclyde Community Development Trust secured the support of Fergusons Shipyard and on 14 February 2010 the boat was lifted and transported to the yard to commence the refurbishment.

With the support of Jobcentre Plus, FJF participants were identified for the available jobs and in the lifetime of the project a total of 14 young people worked on the Project, learning traditional construction and boat-building skills. Some have gone on to obtain positive outcomes including four moving into jobs and one has obtained a full time apprenticeship.

Results/Impact

There were additional community benefits arising from the Comet Rebuilt Project which commenced with a community arts project for Port Glasgow Primary Schools who prepared images which were fixed around the Comet site whilst it was being refurbished.

- An additional FJF worker had the role of filming all of associated works and has made a film "History of the Comet" – which was premiered in September 2011 at Port Glasgow Town Hall.
- Fergusons Shipyard participated in Doors Open Day 2010 and a total of 270 people visited the yard to see progress on the refurbishment.
- Staff from the Trust visited every school in Port Glasgow to deliver a session for the pupils on the history of the Comet and the rich heritage of the area. Follow up visits on site were arranged with every school sending a delegation to witness the work being completed.

On 5th June 2011, the newly refurbished Comet was returned to her base in Port Glasgow Town Centre, as scheduled. The improvements are notable and there has been a considerable legacy not just for the vessel but for all those who worked on her. A vital and long lasting element has been the development of strong partnership working, with a range of agencies from the private, public and voluntary sector working together to engage the local community and reinstate a considerable asset for the town of Port Glasgow.

10. How can the outcomes of regeneration truly be captured and measured? What are the barriers to capturing outcomes and how should the success of regeneration investment be determined?

Regeneration is a complex process and it can be difficult to demonstrate how effective our interventions have been, particularly when the benefits of regeneration may take place over long periods of time.

Key to capturing outcomes is a simplified funding and monitoring process. The provision of funding linked to delivery of specific outcomes is one suggestion, although this may vary depending on the requirements of the funding body. Progress should be monitored against agreed outcomes rather than specific projects or tasks. The following may be useful for monitoring and capturing the benefits of regeneration initiatives:

- Number of permanent/temporary jobs safeguarded/created;
- Levels of increased business, for example, percentage increase in turnover;
- Number of training and apprenticeship places safeguarded/created and which lead to permanent employment;
- Range of retail provision to enhance the vitality of town centres;
- Ensure use of local labour through community benefit clauses;
- Improvements in health – physical and mental health;
- Reduction in crime;
- Improvements in education;
- Less people experiencing poverty.

The barriers to capturing these outcomes are that they are not always realised in the short term but are more likely to occur in the long term. Moreover, the scope of economic regeneration is wide with linkages and cross-over between a range of services.

There are wider consequences if we do not invest in regeneration. There will continue to be pressure on public resources in terms of not only welfare benefits, but extra spending on crime prevention and health care, for example.

The success of regeneration investment can be determined by seeking feedback on performance and adapting practice accordingly.

Report To: Environment & Regeneration Committee
Date: 2 May 2013

Report By: Corporate Director – Environment, Regeneration & Resources
Report No: E_R/13/05/08/SJ/SL

Contact Officer: Stuart Jamieson
Contact No: 01475 712401

Subject: Youth Employment Scotland Fund

1.0 PURPOSE

- 1.1 The purpose of this report is to approve an application and acceptance of award if appropriate from the Youth Employment Scotland Fund.

2.0 SUMMARY

- 2.1 Youth Employment Scotland (YES) is a £25m bid fund consisting of ESF and Scottish Government funding.
- 2.2 The purpose of YES is to support company growth through creating jobs for young people (16-25) and is a one off fund for 2013/14. Employers are to be offered a wage incentive package that will not exceed 50% of the national minimum wage for a maximum of 6 months. It is hoped that following the six month period the jobs will become sustainable.
- 2.3 Applications are invited in two stages and Inverclyde Council as Accountable Body will submit a stage 1 bid by 12th April, requesting funding of £456,685 to deliver 170 wage incentive packages to local SME's (Appendix 1).
- 2.4 Scottish Government have yet to finalise award details, but if successful it is anticipated that delivery will commence from 1st May. The activity will be managed through existing employability support and employer engagement, therefore, there is no additional financial burden on Inverclyde Council.

3.0 RECOMMENDATIONS

- 3.1 That Committee approve application to YES and delegate authority to the Corporate Director Environment, Regeneration and Resources to accept any award made by Scottish Government.

Aubrey Fawcett
Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 Youth Employment Scotland (YES) is a £25m bid fund consisting of ESF and Scottish Government funding.
- 4.2 The funding is targeted at support to employers for the recruitment of young people on a 6 month wage incentive programme. Inverclyde is an area with significant levels of benefit dependency and at March 2013 there is a total of 597 eligible young people for the YES activity.
- 4.3 Inverclyde Council will submit a bid to provide 170 wage incentive packages, which is slightly more than the indicative allocation suggested by COSLA. Sourcing appropriate good quality jobs with local SME's will be challenging, particularly given the focus on sustainability. However, employability partners will work together with the Employer Engagement Team to secure the participation of employers.
- 4.4 The employer is required to find the remaining 50% of the wage and the criteria are very specific that these have to be new, additional posts – not displacement of existing jobs.
- 4.5 Inverclyde Council's bid is for the value of £456,685. If approved, the funding is paid in arrears and subsequent to job confirmation, however, there are no additional costs for Inverclyde Council and no matched funding requirement.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

- 6.1 Partners on Strategic Employability Group.
Finance.

Summary

Inverclyde's Youth Employment Scotland (YES) activity will commence **1st May 2013**, with Scottish Government funding spent by 31st March 2014, and European funding spent by October 2014.

170 18-24 year olds, less than 6 months unwaged/unemployed, will find employment of at least 6 months duration within private sector SME's and micro-businesses within the area. Paid the National Minimum wage for their age, the wage subsidy will be 50% of the gross wage for 6 months (26 weeks), paid directly to the employer on receipt of payroll documentation evidencing payment (defrayal) of the wage.

Evidence of Demand

Inverclyde is an area with significant levels of benefit dependency and a claimant count above the national average. Labour Market Information indicates we currently have 597 eligible young people, aged 18-24 yrs and < 6 months unemployed (local Jobcentre Plus figures at 18 March 2013). The existing local employability pipeline services provide advice, training and specialist support for 1,200 clients pa, and approximately 25% are eligible for YES. As we currently operate only a small wage subsidy programme for the private sector (around 20 jobs pa), we want to provide as many opportunities as possible via YES funding. However, as the timescale will be challenging we will restrict the number to 170, given that sourcing appropriate good quality jobs, which have the possibility of sustainability beyond the wage subsidy period, is a key focus of YES.

Methodology

We will target individuals progressing through the stages of the Employability Pipeline and the wage incentive package will assist their transition to employment opportunities. We will not provide specific support for 16-17 year olds as we feel there are more opportunities for this cohort within National Programmes, Activity Agreements and Further/Higher Education. In addition, we would suggest that the slightly older age group are more likely to be job ready and it is the wage incentive that will be crucial in the employer decision to recruit. However, we will ensure there is a continuum of support for clients progressing through SDS Employability Fund provision and MA's.

As accountable body Inverclyde Council will be responsible for monitoring finance and performance, ensuring compliance with Scottish Government/European and State Aid regulations. Building on the partnership model of the successful Future Jobs Programme (funded wholly by the Council), we will work with Inverclyde Community Development Trust's Employer Engagement Unit (P3 ERDF funded) to source and secure 170 jobs within the private sector. The approach adopted will assist the cash flow process for employers, ensuring that they receive the wage subsidy regularly and timeously. As per the guidance, all of the funding requested is for wage subsidy costs, there are no management or support costs, however support for clients will be provided through existing employability services (some of which are funded by the current P5 ESF application) including engagement, assessment, barrier removal and specialist support if required with literacy and numeracy. All participants will be registered within the End-to-End Employability Pipeline and will therefore have access to additional training funding, for example, where the employer is keen to recruit but the candidate requires additional training or certification to secure the post. (All 18 year olds will be given appropriate training, either general or specific to the sector they are working in). Clients will also have access to financial inclusion advice that will support the individuals with budgeting and managing finances. Every individual securing employment will be provided with ongoing aftercare, with a key-worker available should any difficulties arise in the employment relationship.

Complementarity

Inverclyde Council and partners deliver a very successful Future Jobs programme, targeted at employers predominantly in the public and voluntary/third sector, with every job having to have a community benefit. As the YES activity will work only with private sector employers

this provides clients with a range of options as they progress through the employability pipeline.

Inverclyde Council will ensure there is no duplication with any existing ERI programmes (eg Work Programme, DWP, SDS). We will ensure linkage with the emerging P2 ERDF Business Growth programme, ensuring that as many of the businesses assisted via that funding are also supported by YES where possible.

Partnership

Inverclyde Council and the ERDF funded Employer Engagement Unit is currently supporting 420 SME's and will look to include additional companies. The Chamber of Commerce, Discover Inverclyde, Business Gateway and Princes Youth Trust are existing partners within our employability activity and we will continue to work with the FSB. We will target all sectors, including the tourism and hospitality sector, linking with our Coastal Communities funding. We will also target support at start up companies for whom an additional worker may be significant in determining their sustainability but for whom 100% of the wage costs are not achievable in the early trading period. The partnership will deliver information sessions and local PR to target the involvement of companies we do not currently engage, with the specific input of colleagues in Business Development to ensure that targeted recruitment support for companies is part of a package of development.

For the future, we will look at neighbouring LA's YES programmes to share best practice and also to develop travel to work opportunities.

As with the CPP ESF and ERDF activity, reporting of the YES programme will be through the Strategic Employability group incorporating partners from the Public, Private and Third sectors.

Project Costs

Local labour market information suggests a 50% split of 18 – 20 year olds and 21 – 24 year olds would be an appropriate ratio:-

18 – 20 yrs - 85 beneficiaries x £4.98 ph x 37 hrs pw x 26 weeks x 50% = £203,607 (£2,395 per beneficiary)

21 – 24 yrs – 85 beneficiaries x £6.19 ph x 37 hrs pw x 26 weeks x 50% = £253,078 (£2,977 per beneficiary)

Total Eligible Costs £456,685

Report To:	Environment & Regeneration Committee	Date:	2nd May 2013
Report By:	Corporate Director – Environment, Regeneration & Resources	Report No:	E+R/13/05/05/SJ/IB
Contact Officer:	Stuart Jamieson	Contact No:	01475 712401
Subject:	National Training Programmes		

1.0 PURPOSE

- 1.1 The purpose of this report is to inform Committee of the outcome of the bidding process required by Skills Development Scotland (SDS) in securing the Council's 2013-14 contracts to operate National Training Programmes (NTPs) and to advise of the considerable change to the Get Ready for Work Training Programme which has been subsumed into the new initiative of the "Employability Fund".

2.0 SUMMARY

- 2.1 On submission of the proposal bid to SDS, new Provider Contracts, covering the operating period from 1st April 2013 to 31st March 2014, confirmed a total funding support for the Modern Apprenticeship Training Programme to be £69,031. In addition, the residual GRfW and the new Employability Fund contract amounted to an overall estimated financial schedule of £114,374. This confirms an increase in value for the current contract year across the individual training programmes.
- 2.2 With the successful bid securing funding contribution from Skills Development Scotland, the Modern Apprenticeship Training Programme will recruit a minimum of 8 new Modern Apprentices at Level 2 and 3 to complement the existing 2012-13 programme of 50 young people at SVQ qualification Levels 2, 3 & 4 within a range of occupational areas and employers. Of those currently in training, all are on track to achieve the required VQ and complete their planned programme of training.
- 2.3 The Employability Fund contract schedule confirms the volume/value awarded is within the age group of 16-17 years for 20 x Stage 2 candidates and 20 x Stage 3 candidates. A further 20 residual GRfW trainees are currently being trained (on an average 26 week training programme) within Inverclyde Leisure Trust.

3.0 RECOMMENDATIONS

- 3.1 That the Environment & Regeneration Committee note the successful proposal bids in securing 2013-14 contracts with SDS, securing additional funding support to enhance the Council's National Training Programmes, at an increased financial level from 2012-13.
- 3.2 That the Committee note the change from Get Ready for Work Training Programme to that of the Employability Fund.
- 3.3 That the Committee note the ongoing recruitment process for the 2013-14 National Training Programmes.

Aubrey Fawcett
Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

Modern Apprenticeship Training Programme

- 4.1 During 2012-13 occupational areas covered by the Modern Apprenticeship Training Programme included: Business Admin; Customer Service; ICT Service Desk Technician; Construction; Sport & Leisure; Trainee Accountant and Life Science, i.e., School Laboratory Technician with 50 young people benefiting from the Council's MA Training Programme. Although not all sector areas received SDS funding contribution, Inverclyde Council piloted two additional areas of Customer Service and Life Science, which resulted in SDS acknowledging the experience gained in delivery, funding support was approved within the new contract term and the Council can once again offer this training as an additional MA opportunity during 2013-14.
- 4.2 In order to streamline contract management greater flexibility has been introduced in terms of redistributing starts within the contract volume/value for this year, therefore should the Council's business needs change throughout this contract year, SDS has recently reviewed its terms and conditions for National Training Programmes and is hoping to have simplified the contracts which should facilitate more streamlined contract management for the providers.

Employability Fund

- 4.3 This is the inaugural year of the Employability Fund which has been developed to bring together a range of previous employability funding streams, including GRfW, supporting activity through key elements/stages and represents an opportunity to achieve the overall aim of improving outcomes to participants. Contracts awarded are the result of a co-decision making process with representatives of Local Employability Partnerships (LEPs) in line with identified need for starts by age and stage.
- 4.4 The aims of the Employability Fund fit well with the wider post-16 education and training reform aims of economic growth, improving life chances and sustainability, putting learners at the centre.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

- 6.1 Consultations regarding the Modern Apprenticeship Training Programme and Employability Fund have included all appropriate partners.

Report To: Environment & Regeneration Committee
Date: 2nd May 2013

Report By: Corporate Director – Environment, Regeneration & Resources
Report No: E+R/13/05/07/SJ/SL

Contact Officer: Stuart Jamieson
Contact No: 01475 712401

Subject: Heritage Inverclyde – Coastal Communities Fund and Heritage Lottery Fund

1.0 PURPOSE

- 1.1 The purpose of this report is to inform Committee of progress on the application to the Coastal Communities Fund and Heritage Lottery Fund seeking resources for further development of Heritage Inverclyde and the Coastal Trail.

2.0 SUMMARY

- 2.1 Inverclyde Council prepared and submitted a bid to the Coastal Communities Fund which was approved in December 2012 at the value of £370,000.
- 2.2 Inverclyde Council prepared and submitted a bid to the Heritage Lottery Fund for additional resources to support heritage skills and learning. The HLF procedure is that bids are submitted in two stages – developmental and delivery. The developmental phase was approved by HLF in March 2013 at the value of £52,000. The stage two delivery phase application is for the amount of £300,000 and the outcome of that will not be known until 2014.
- 2.3 The Coastal Communities Fund will provide capital and revenue costs to develop interpretive media, 12 additional Modern Apprenticeships and support business in the hospitality sector. The activity will commence in April 2013 and all relevant partners have been consulted.
- 2.4 The Heritage Lottery Fund will provide resources for community engagement, learning and skills development targeted at local residents. Inverclyde Council will seek to appoint a Development Officer for this activity with a view to the delivery phase commencing in April 2014.

3.0 RECOMMENDATIONS

- 3.1 That Committee delegate authority to the Corporate Director – Environment, Regeneration and Resources to proceed with acceptance of Grant Awards as appropriate including appointment of appropriate staff resource.

4.0 BACKGROUND

- 4.1 Inverclyde has a long and celebrated heritage, this is particularly true of recent industrial history but the natural and cultural heritage are also significant.
- 4.2 The development of heritage and coastal trail opportunities have significant potential for generating external funding, attracting day visitors and creating jobs.
- 4.3 The Heritage Inverclyde Steering Group is composed of partners in the public, private and voluntary sectors who have worked together to attract additional funding.
- 4.4 Further reports will be submitted to Committee as the activity develops and for the duration of the Project.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

- 6.1 The Corporate Management Team of Inverclyde Council have been made aware of the applications.
- 6.2 The external funding group of Inverclyde Council have been made aware of applications.

Report To: Environment & Regeneration Committee
Date: 2 May 2013

Report By: Corporate Director – Environment, Regeneration & Resources
Report No: RC/13/05/15/SJ/JH

Contact Officer: Stuart Jamieson
Contact No: 01475 712401

Subject: Area Renewal Fund – Earmarked Reserves

1.0 PURPOSE

1.1 The purpose of this report is to inform Committee of the position of projects funded through Area Renewal Fund Earmarked Reserves.

2.0 SUMMARY

2.1 At its meetings on 20 January 2011, 12 May 2011 and 8 March 2012, the Regeneration Committee approved funding of £249,000 for a range of projects with a strong focus on area renewal.

2.2 Funding was allocated from Earmarked Reserves across 3 financial years:

- £14,000 in 2011/12
- £155,000 in 2012/13
- £80,000 in 2013/14

2.3 An update on the projects is detailed in the table at Paragraph 5.1.

3.0 RECOMMENDATION

3.1 That Committee notes the progress being made in relation to the Area Renewal Fund.

Aubrey Fawcett
Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The Area Renewal Fund wishes to ensure that physical renewal works are accompanied by social and economic regeneration and environmental improvements.
- 4.2 The projects funded meet the key aims of the wider regeneration, planning and housing agenda of Inverclyde Council and its key partners.

5.0 PROJECT UPDATES

- 5.1 The table below provides details of the progress of each of the projects.

Project	Progress
Master Planning Study at Drumfrochar Road/Broomhill Area	Draft Masterplan complete and to be presented to Greenock Central East Task Group in May 2013.
Lady Octavia Workshop/East End United Boys Club New Changing Facilities	No transfer of lease to East End United Boys Club has been finalised yet. Finance satisfied with Business Plan.
Woodhall Feasibility Study	Study completed. £400,000 approved for new community facility as part of budget and dialogue ongoing with Woodhall Community Association regarding design of facility with MUGA. Also looking at contributing match funding towards application to Big Lottery in respect of MUGA.
Task Group Creche & Meeting Facilities	Funding remains in place for crèche and meeting facilities.
Feasibility Works in the Wellington Academy Area in conjunction with Inverclyde Association for Mental Health	Feasibility works have now been completed. Dialogue ongoing with IAMH regarding submission of Big Lottery bid. Joint design work will be progressed.
Feasibility Study – Craighend Resource Centre	An interim report has been submitted and approved. A proposal is being prepared to include drawings and options for securing funding.
Gibshill Community Centre	On site date is start of September 2013 with completion anticipated end of March 2014. Planning application has now been submitted.
Clune Park School Feasibility Study	Draft feasibility study has been prepared and further discussions are ongoing with ICDT. A separate report will be brought forward in due course.
Clune Park Resource Centre	Funding held until after a review into the future of the former Clune Park School.
Lease of Land to Greenock Central Residents Action Group (GCRAG)	Land has been leased in from Network Rail and some land has been bought back from Network Rail. Site now needs to be assembled and leased to GCRAG for Sir Michael Street play area.

6.0 FINANCE

6.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

7.0 CONSULTATIONS

7.1 Not Applicable.

Report To:	Environment and Regeneration Committee	Date:	2nd May 2012
Report By:	Head of Environmental and Commercial Services	Report No:	ERC/ENV/IM/13.159
Contact Officer:	Willie Rennie	Contact No:	714761
Subject:	Environmental Improvement Fund Projects		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on progress on the projects funded from the Environmental Improvement Fund (EIF).

2.0 SUMMARY

- 2.1 An earmarked reserves budget of £200k was allocated in financial year 2012/13 to carry out a range of environmental improvement projects. The projects in question are in general a range of smaller projects at various locations across the district.
- 2.2 The projects are intended to be undertaken over a 2 year period, April 2012 through March 2014.
- 2.3 The Environmental Improvement Fund is intended for improvement works to various sites across the district. The focus of the works is intended to be on replacement litter/dog bins and benches, repairs or replacement of fences, gates and railings and repairs to non-adopted roadways, paths and steps. Appendix 1 is the current list of projects. The list reflects known issues within neighbourhoods, parks etc. that have in the past been the subject of complaints or repair requests for which there is limited or no funding available within the central repairs budget and which are otherwise unlikely to be prioritised in the near future.

3.0 RECOMMENDATIONS

- 3.1 That committee note the programme of works being funded by the Environmental Improvement Fund and grant delegated authority to the Head of Environmental & Commercial Services to revise and amend the programme of works as required in order to contain costs within the approved budget.

Ian Moffat
Head of Environmental & Commercial Services

4.0 BACKGROUND

- 4.1 An earmarked reserves budget of £200k was allocated to the project to undertake improvement works to various, unspecified sites across the district. The scope of the works is intended to focus on replacement of litter/dog bins and benches, repairs or replacement of fences, gates and railings (including painting) and repairs to non-adopted roadways, paths and steps.
- 4.2 Officers drafted a range of proposals based on the previously stated criteria and applied indicative costs to each item. It should be stressed that the indicative costs will almost certainly need to be amended following individual site surveys taking place.
- 4.3 Appendix 1 is the current list of proposed projects. The list reflects known issues within neighbourhoods, parks etc. that have in the past been the subject of complaints or repair requests for which there is no funding available and which are unlikely to be prioritised in the near future. It has become the norm that the central repairs budget is exhausted for general repairs by December of each year after which time only emergency repairs that constitute a hazard are instructed. The EIF is in effect being utilised as an adjunct to the central repairs budget.
- 4.4 The majority of the resurfacing element of the works has been undertaken by Roads and the majority of the resurfacing programme is complete.
- 4.5 Repair works to fences, gates and railings will require to be outsourced. The majority of this category of work is planned to take place in 2013/14.

With reference to the painting of fences etc., it is proposed where appropriate to enlist trainees from Inverclyde Community Development Trust and Community Service operatives to undertake the painting works. In such circumstances there would be no labour charges for the works, only materials and equipment costs e.g. paint and brushes etc.

- 4.6 Replacement benches (20 of) and bins (120 of) have been purchased. The majority of the bins and benches will be used as replacements for existing dilapidated stock throughout the district.

5.0 IMPLICATIONS

5.1

Financial					
Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report £'000	Virement From	Other Comments
02443	Environmental Improvement Fund	2012/13 2013/14	90 110		

- 5.2 **Human Resources:** No implications.
- 5.3 **Legal, Equalities and Diversity:** No implications.
- 5.4 **Repopulation:** No implications.

Environmental Improvement Fund 2012/14

APPENDIX 1

Sub Count: 42

Sub Total: 193,500

Ref	Status	Location	Town	Location Detail	Item	Work Required	Indicative Costs
1	P	Birkmyre Park Kilmacolm	Kilmacolm	Throughout park	Handrails/Fencing/Railings	Paint/Repair/Replace	500
2	P	Kilmacolm War Memorial	Kilmacolm	Access and approaches	Paths/Steps	Repair	10,000
3	P	West Glen Park	Kilmacolm	Throughout park	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
4	P	Clune Brae	Port Glasgow	Lower	Handrails/Fencing/Railings	Paint/Repair/Replace	2,000
5	P	Kelburn Park	Port Glasgow	Throughout park	Paths/Steps	Repair	12,500
6	P	Kelburn Park	Port Glasgow	Throughout park	Bridges	Repair	5,000
8	P	Oronsay Community Garden	Port Glasgow	Perimeter	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
9	P	Moray Rd to Springhill Rd	Port Glasgow	Orphan path network	Handrails/Fencing/Railings	Repair	3,000
10	I	Ardenclutha to Glen Avenue	Port Glasgow	Path Network	Handrails/Fencing/Railings	Repair	5,000
11	P	Kilmacolm Road	Greenock	Opposite Burnhead St	Handrails/Fencing/Railings	Paint/Repair/Replace	500
12	P	Lauriston Park	Greenock	Adjacent to Belville St	Handrails/Fencing/Railings	Paint/Repair/Replace	5,000
13	P	Riverside Park MUGA	Greenock	Perimeter	Handrails/Fencing/Railings	Paint/Repair/Replace	500
14	P	Sinclair St/MacLeod St	Greenock	Throughout	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
15	P	Papermill Road	Greenock	Kickabout	Handrails/Fencing/Railings	Install New	10,000
16	P	Battery Park	Greenock	Grass Verges	Parking Barriers	Install New	5,000
17	P	Battery Park	Greenock	Throughout park	Lighting Columns	Paint	500
18	C	Battery Park	Greenock	Car Parks	Car Parking	Paint Markings	2,000
19	C	Battery Park	Greenock	Throughout park	Gates/Signs	Paint/Repair/Replace	2,500
21	C	Battery Park	Greenock	Throughout park	Paths/Kerbs	Repair	10,000
22	P	Dempster St	Greenock	Former Play Area	Handrails/Fencing/Railings	Paint/Repair/Replace	500
23	P	Fox Street Park	Greenock	Perimeter	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
24	C	Hay Street Play Area	Greenock	Throughout	Gates/Signs	Install New	2,000
25	P	Lyle Hill	Greenock	Throughout	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
26	P	Lyle Park	Greenock	Throughout	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
27	P	Shaw Place	Greenock	at Bank Street	Handrails/Fencing/Railings	Paint/Repair/Replace	500
28	P	Station Ave	Greenock	All	Handrails/Fencing/Railings	Paint/Repair/Replace	500
29	P	Wellpark	Greenock	Throughout park/terraces	Handrails/Fencing/Railings	Paint/Repair/Replace	2,000
31	P	Various locations Greenock southwest	Greenock	To be agreed with CC	Various	Repair	5,000

Environmental Improvement Fund 2012/14

Ref	Status	Location	Town	Location Detail	Item	Work Required	Indicative Costs
32	I	Broomhill Park	Greenock	Access Road	Road	Repair	3,000
34	P	Dempster St to Prospecthill Place	Greenock	Adjoining path/stairs	Handrails/Fencing/Railings	Paint/Repair/Replace	500
36	P	Lady Alice Park	Greenock	Perimeter	Handrails/Fencing/Railings	Paint/Repair/Replace	2,000
37	P	Murdieston Park	Greenock	Perimeter	Handrails/Fencing/Railings	Paint/Repair/Replace	10,000
41	C	Divert Glen	Gourock	Throughout	Paths/Steps	Repair	6,000
42	P	Glen Avenue	Gourock	Adjacent to woods	Handrails/Fencing/Railings	Paint/Repair/Replace	1,000
46	I	Gourock Park	Gourock	Walled Garden	Gates/Signs	Paint/Repair/Replace	5,000
47	C	Gourock Park	Gourock	Throughout park	Paths/Steps	Repair	10,000
51	C	Tower Hill	Gourock	Throughout	Paths	Repair	15,000
52	P	Braeside Road	Greenock	Opp. Davaar Rd	Handrails/Fencing/Railings	Paint/Repair/Replace	2,500
53	I	Burns Square Community Centre	Greenock	Adjacent to play area	Various	Paint/Repair/Replace	8,000
54	P	Inverkip at yacht club	Inverkip	Throughout	Handrails/Fencing/Railings	Paint/Repair/Replace	2,000
56	C	District-Wide	District-wide	District-wide	Litter/Dog Bins	Purchase New	30,000
57	C	District-Wide	District-wide	District-wide	Benches	Purchase New	8,000

Status

P = Pending

I = In progress

C = Complete

Report To:	Environment and Regeneration Committee	Date:	2nd May 2013
Report By:	Head of Environmental and Commercial Services	Report No:	ERC/ENV/IM/13.158
Contact Officer:	Willie Rennie	Contact No:	714761
Subject:	Birkmyre Park, Port Glasgow, Improvement Project		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on progress on the proposed improvement works to the ex bowling green site within Birkmyre Park, Port Glasgow.

2.0 SUMMARY

- 2.1 The Birkmyre Park project relates to the ex-bowling green site which has been in a dilapidated condition for a number of years. In April 2012 a landscape architect was commissioned to undertake an initial feasibility study of the wider park environs and thereafter to produce outline design proposals for the ex bowling green site. A draft concept design report was produced in early November 2012.
- 2.2 Following feedback from the Port Glasgow West Community Council, a second, alternative concept design was drafted in order to give local residents more of a choice as regards the type of options available. The designs are as represented in appendices 1 and 2.
- 2.3 With the assistance of the Community Council, public consultation was entered into as regards the two potential landscape proposals. The consultation period closed on 17th March 2013, feedback from the public and Community Council favoured the more traditional of the two landscape designs under consideration – as represented in appendix 2. There was also strong support for the inclusion of a play area as part of the project.
- 2.4 In the circumstances it is proposed to develop the favoured option to the detailed design and costing stage and thereafter to submit a Planning Application.

3.0 RECOMMENDATIONS

- 3.1 That the Committee approve the landscape proposals being proposed in respect of the Birkmyre Park, Port Glasgow.
- 3.2 The Committee remit it to the Head of Environmental & Commercial Services to progress the landscape proposals to conclusion through further detailed design, producing tender documents, selecting tenderers and appointing the most economically advantageous tenderers.

Ian Moffat
Head of Environmental & Commercial Services

4.0 BACKGROUND

- 4.1 An earmarked reserves budget of £200k was allocated to the project to undertake improvement works to Birkmyre Park, Port Glasgow. The project is planned to take place in 2013/14.
- 4.2 The bowling green site ceased to be maintained by the Council in 2004, when responsibility for ground maintenance and day to day management was passed to the Birkmyre Bowling Club. The club could not afford to maintain the environs of the wider site, so in effect much of the site was not maintained for 7 – 8 years. The club folded in 2007/08 and vacated the premises. The clubhouse was thereafter subjected to repeated acts of vandalism which culminated in it being burnt out in June 2008. Demolition took place shortly thereafter. Heavy machinery used in the demolition caused severe ruts in the surface of the ex bowling greens.

Following demolition the park gates were locked preventing public access. For three years no maintenance of the site took place at all and it became badly overgrown. In the summer of 2011 a very limited ground maintenance regime was introduced - the grass areas are now cut 3 times per annum. This basic level of ground maintenance is intended to keep the site tidy, it is not intended to maintain it to a standard that would permit even general recreational use or public access. The site is in very poor condition and will require quite significant work to get it to a condition whereby it is safe enough to allow public access.

In the circumstances a £200k earmarked reserves budget was allocated to landscape the ex bowling green site.

- 4.3 In April 2012 a landscape architect was commissioned to undertake an initial feasibility study of the wider park environs and thereafter to produce outline design proposals for the ex bowling green site. The key design principles which formed part of the design brief are:
- Improve the attractiveness and functionality of the bowling green space.
 - Change the shape and form of the bowling greens so that the final design does not allude to the site's former use as bowling greens.
 - Reduce the steepness of the slope on the southern side of the site to aid future maintenance.
 - Incorporate seating areas to take advantage of the views to the north over the Clyde Estuary.
 - Promote access to the site by means of suitable access and egress points to ensure a perception of safety.
 - Any tree planting should not obscure views from neighbouring properties or other vista points within the park.
- 4.4 Appendix 1 is the draft concept design report which was produced in early November 2012 and discussed with the Community Council in January 2013. Following feedback from the Community Council a second landscape option was drafted – appendix 2 is a representation of the alternative design. It was also agreed at that time to hold a public meeting in Port Glasgow Town Hall to allow the public to view and comment on the proposals. The public meeting was held on 28th February and the consultation period held open until 17th March.
- 4.5 Feedback from the public and Community Council favoured the more traditional of the two landscape designs under consideration – as represented in appendix 2. There was also strong support for the inclusion of a play area on the site.

5.0 PROPOSAL

5.1 In the circumstances it is proposed to develop the favoured option to the detailed design and costing stage and thereafter to submit a Planning Application.

6.0 IMPLICATIONS

6.1

Financial					
Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report £'000	Virement From	Other Comments
02441	Birkmyre Park Port Glasgow	2012/13	5		Architect's fees.
		2013/14	195		Main project.

6.2 **Human Resources:** No implications.

6.3 **Legal, Equalities and Diversity:** No implications.

6.4 **Repopulation:** No implications.



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Birkmyre Park Concept Design Report DRAFT

Prepared by LUC
06.11.2012



Document Control

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
1.0	06.11.12	Outline Design Report DRAFT	AP	DMcL	DMcL



Contents

1	Introduction-Concept Design Proposals	4-5
2	Figure A - Sketch Plan	6
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4	Figures C & D Visualisations	8-9
5	Figure E - Contour Plan	10
6	Figure F - Probable heavy vehicle access route	11

1 Birkmyre Park Bowling Greens Refurbishment

Landscape Design

Introduction

- 1.1 LUC (Land Use Consultants) has been appointed by Inverclyde Council to consider outline design proposals for the refurbishment of 2 redundant bowling greens at Birkmyre Park, Port Glasgow. The commission builds upon an analytical report prepared by LUC for the whole of Birkmyre Park in April 2012.
- 1.2 This report outlines a concept feasibility design proposal for the Birkmyre Park Bowling Greens.

Existing Site

- 1.3 The site comprises 2 redundant bowling greens on a split level located within Birkmyre Public Park, Port Glasgow. The park is a steeply sloping open space on the hillside above Port Glasgow Town Centre. The redundant bowling greens form a terrace cut into the steep slope.
- 1.4 The northern limit of the site comprises the existing railing that sits above a retaining wall / made ground that runs along the perimeter path of the bowling greens.
- 1.5 The eastern limit of the site is the woodland edge (approx. 4-5m offset from the existing perimeter path).
- 1.6 The western limit of the site is Ardenclutha Drive.
- 1.7 The southern limit of the site is the upper level high path that sits above the steep slope above the bowling greens.
- 1.8 The bowling greens, and associated drainage trenches and paths, are currently overgrown and in a state of disrepair. The former

bowling green pavilion has been demolished and material removed odd site although the former building's footprint is still evident in the centre of the site.

- 1.9 The 2 former bowling greens are separated by a brick retaining wall that is in a state of disrepair.

Design Principles

- 1.10 A number of key design principles have been established in discussion with Inverclyde Council to guide initial design concepts. These include:
- To improve the attractiveness and functionality of the former bowling greens space;
 - To change the shape and form (and perception) of the bowling greens so that they no longer look like bowling greens;
 - The need to reduce the steepness of the existing slope on the southern side of the bowling greens to aid maintenance;
 - To consider the incorporation of seating areas to take advantage of views to the north over the Clyde Estuary;
 - To promote access (a path network), and allow for more than one point of access / egress to ensure a perception of safety;
 - Any tree planting should not obscure views from neighbouring properties.

Concept Design Proposal

- 1.11 In discussion with Inverclyde Council it was suggested that the importation of significant amounts of fill material should be explored to aid a radical transformation of the shape of the bowling greens and to reduce the gradient of the existing steep slope.
- 1.12 The concept design proposal utilises the importation of significant amounts of fill material to create a series of simple grass terraces on top of the bowling greens. Ground cover planting (such as Ivy) would be utilised to cover the change in level between the grass terraces to create a strong and distinctive landscape aesthetic as well as maximise ease of maintenance. Steps, highlighted by tree planting, would be located at strategic locations to link a simple path network and promote access up and down the terraces.
- 1.13 The terraces are proposed to:
- overcome a significant problematic level change / slope;
 - take advantage of the views to the north over the Clyde Estuary;
 - provide a contrast in treatment to the rest of Birkmyre Park;
 - act as a distinctive focal point / area of interest on the main desire line through the park;
 - minimise maintenance requirements;
 - act as a strong visual reference from lower elevations e.g. from Port Glasgow Town Centre.
- 1.14 The concept design is illustrated on a series of illustrations on the following pages including:
- Figure A – Sketch Plan
 - Figure B – Section
 - Figure C – Visual 1
 - Figure D – Visual 2

- Figure E – Contour Plan
- Figure F – Probable heavy vehicle route

Risks

- 1.15 The following key risks to the project have been identified:
- The quantity and subsequent cost of fill material required to achieve terraces throughout;
 - The adequacy of adjacent residential road infrastructure to accommodate significant heavy vehicles in the transportation of fill materials;
 - The potential disturbance to neighbouring properties during the transfer of materials through residential roads;
 - The presence of Japanese Knotweed on the eastern edge of the site within the woodland areas;
 - The structural strength of the existing bowling green terraces to accommodate the expected weight of significant new material;
 - The need to ensure slope stability of the terraces.

Transport Access

- 1.16 As the project would require the importation of significant amounts of fill material there would be a subsequent need for heavy vehicle access to the site. The most likely route to the site for heavy good vehicles is illustrated on Figure F and would include access via:
- Glen Avenue;
 - Glenpark Drive;
 - Alderwood Road;
 - Ardenclutha Drive.
- 1.17 A temporary site access haul road would be required from Ardenclutha Drive to gain access to the site. Vehicle turning would either have to be accommodated within the site or utilise Lochview Road. Traffic management in the form of temporary on street parking restrictions may be required on the above streets.

Figure A - Sketch Plan

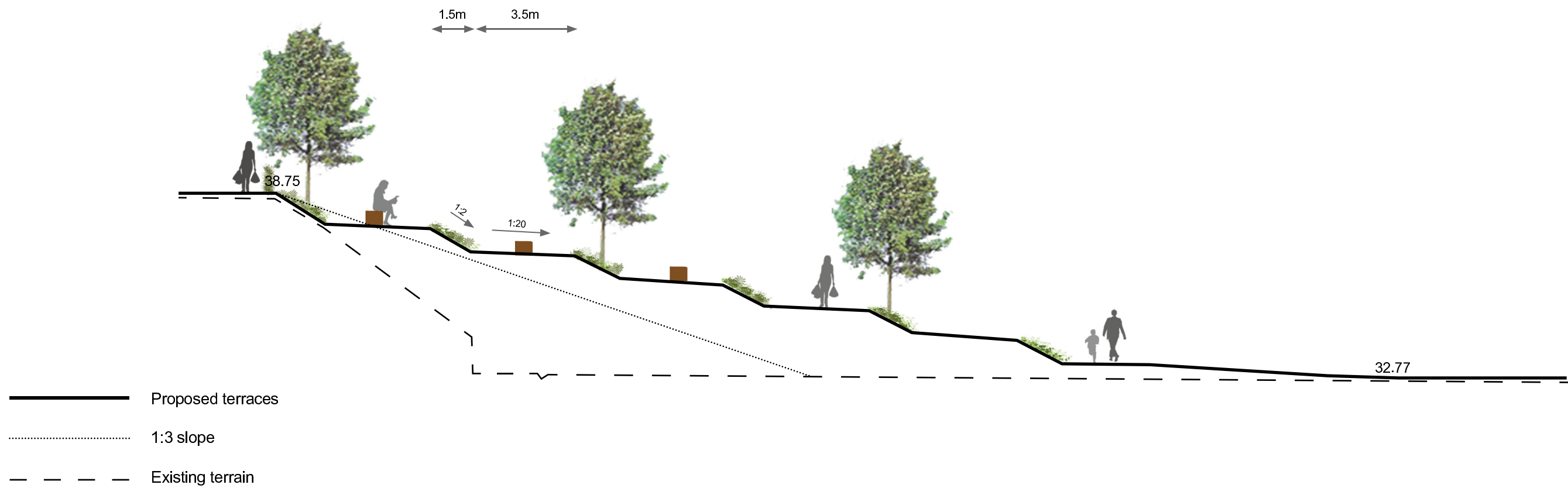


Scale: 1:300

Figure B - Section B-B



Precedent images of similar parks

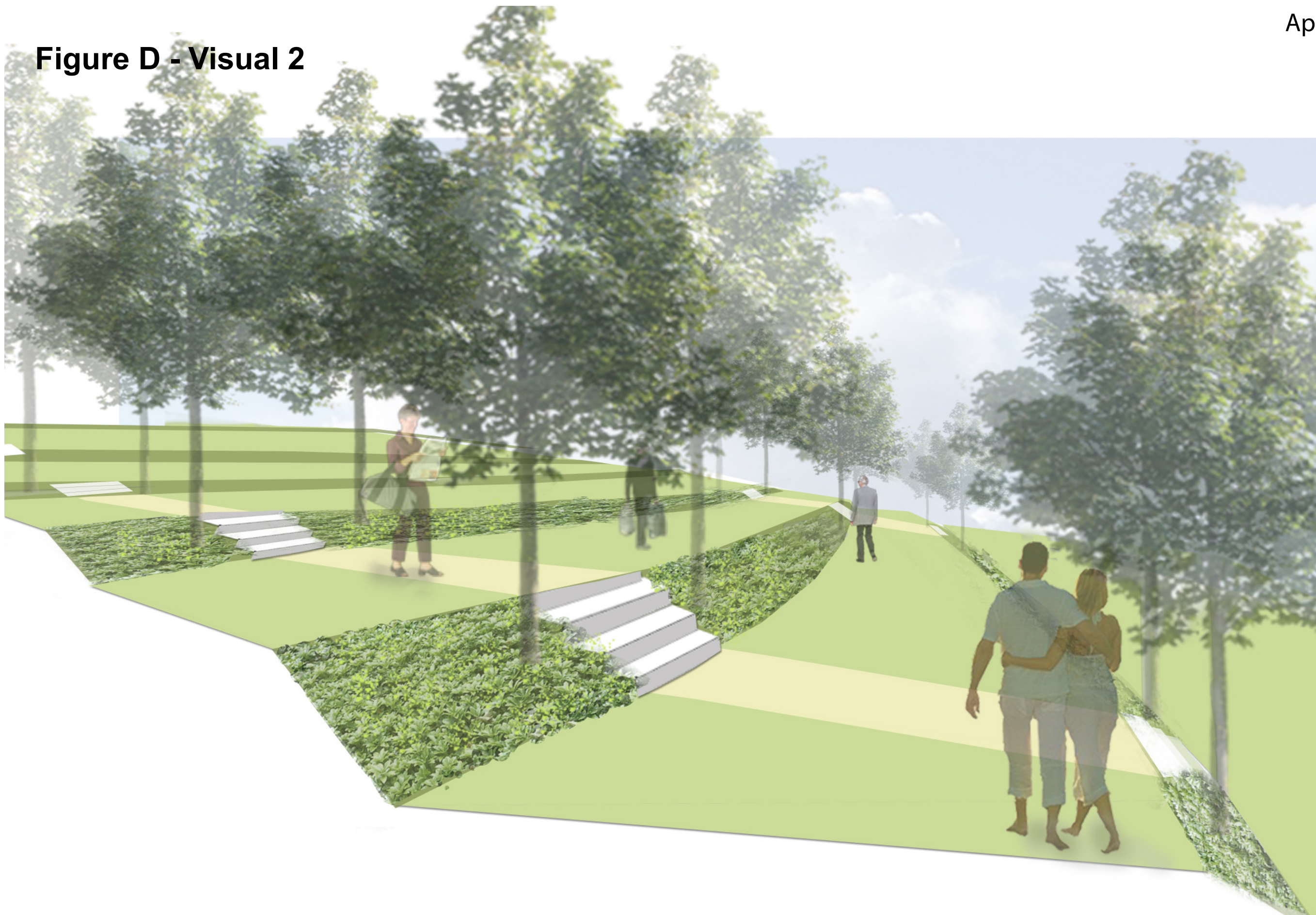


Scale 1:150



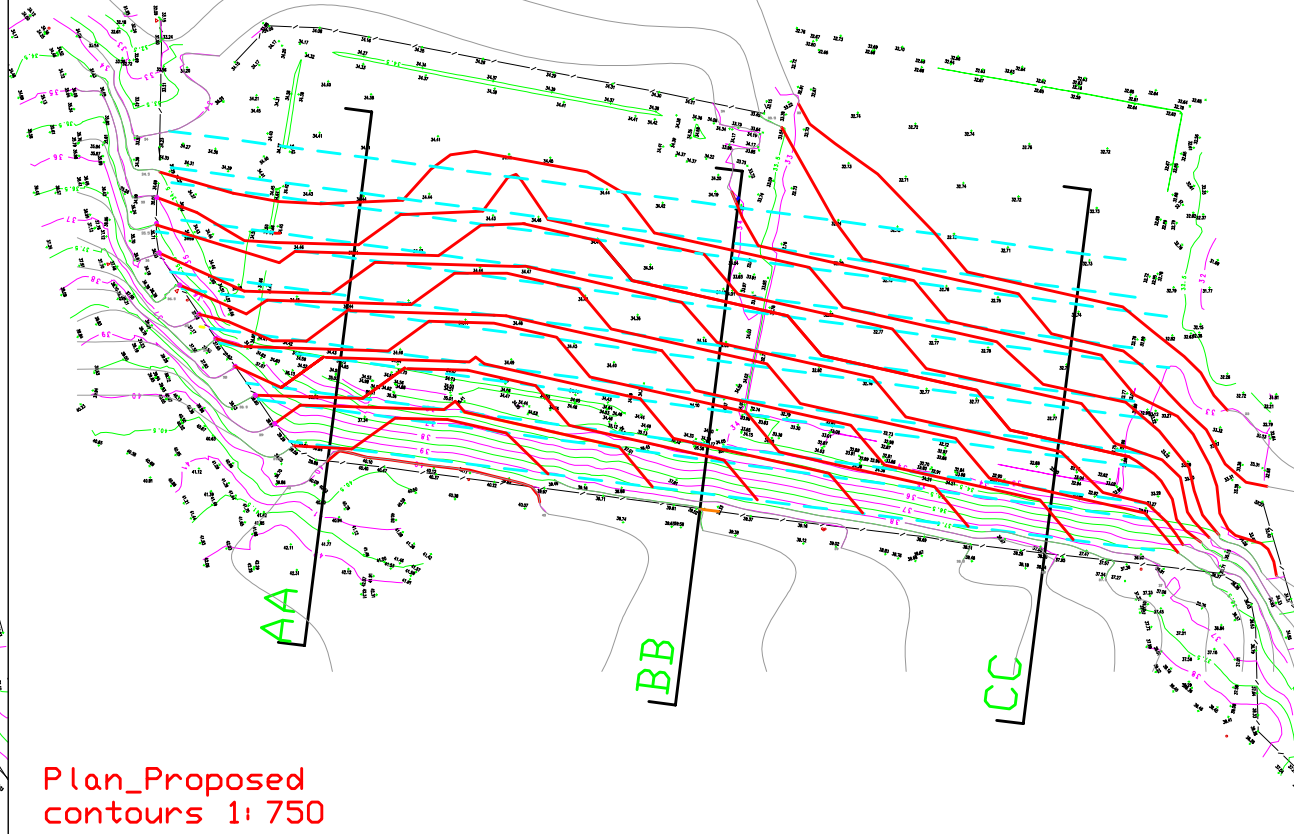
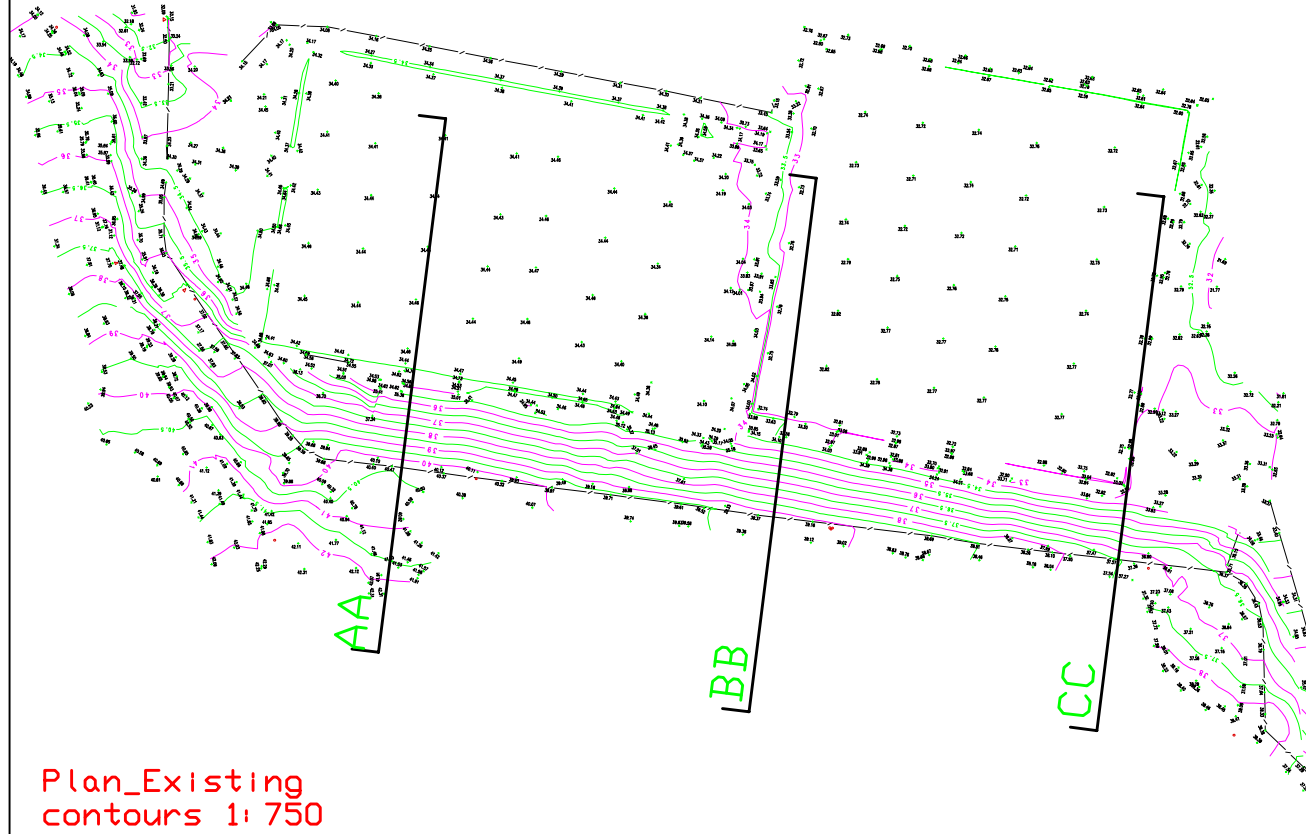
Aerial view looking westwards towards Ardenclutha Drive

Figure D - Visual 2



Eye level view looking westwards towards Ardenclutha Drive

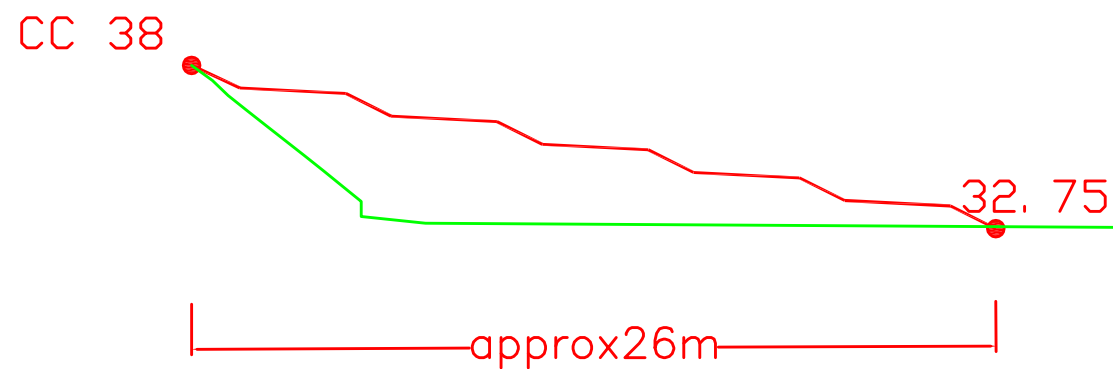
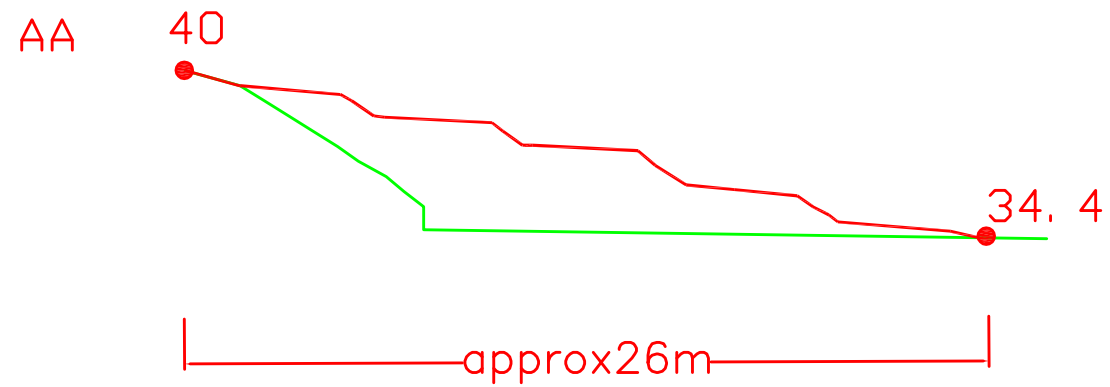
Figure E



Appendix 1

Notes:

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in mm.
4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved by landscape architect.



Sections 1: 250

Outline Design Report

A	xx.xx.xx	First Issue	xx	xx	xx
Iss	Date	Issue Notes	-	-	-

LUC 37 Otago Street
GLASGOW G12 8JJ
T: 0141 334 9595
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Project
Birkmyre Park
Concept Design Proposals
Client
Inverclyde Council
Title
Outline Contour Plan

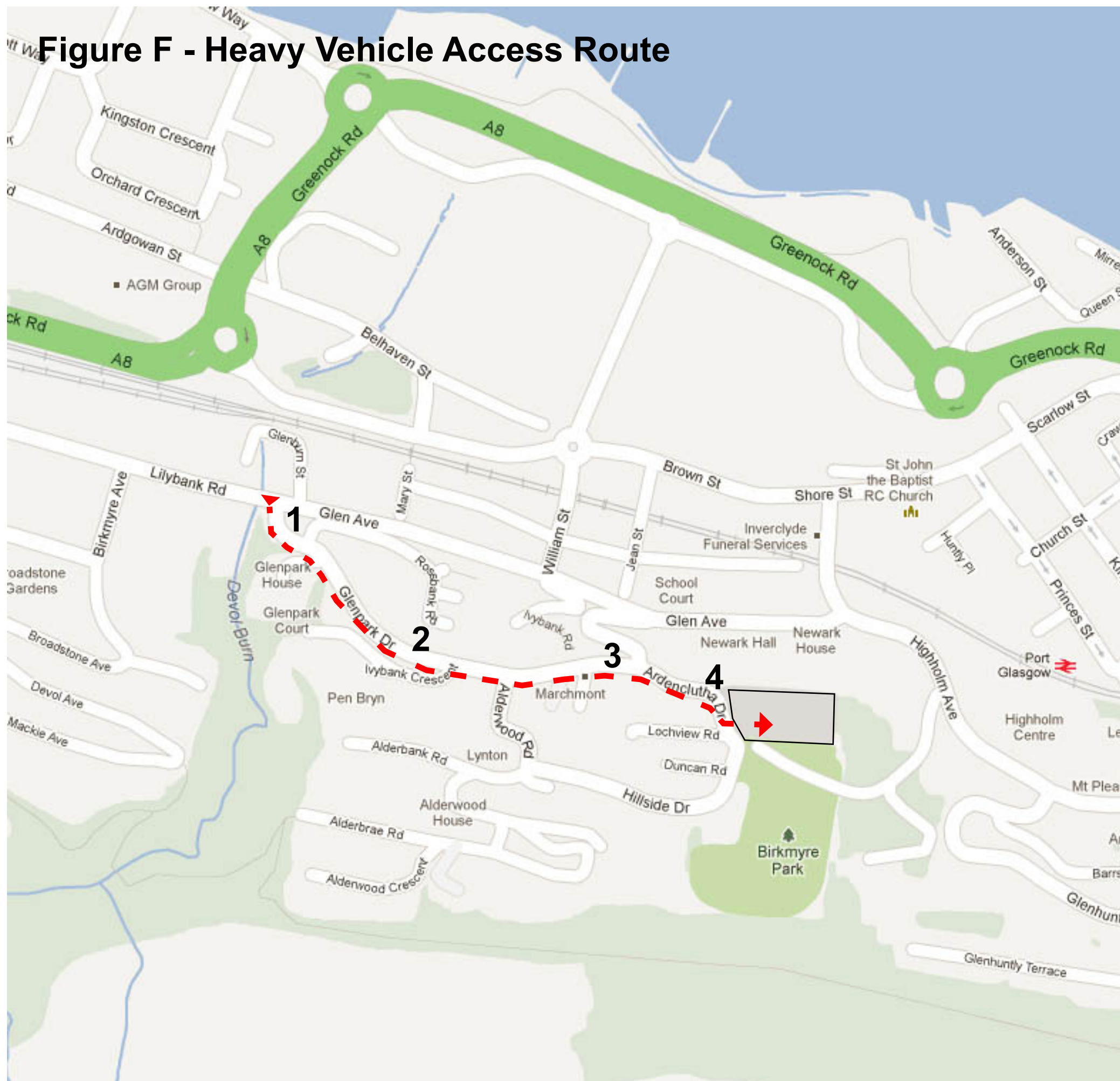
Scale
As shown

Status
Feasibility

Job No.	Drawing No.	Issue
4713.019	Figure F	-

Do not scale from this drawing.
© Drawing & Design Copyright of Land Use Consultants
06 November 2012

Figure F - Heavy Vehicle Access Route



1



2



3

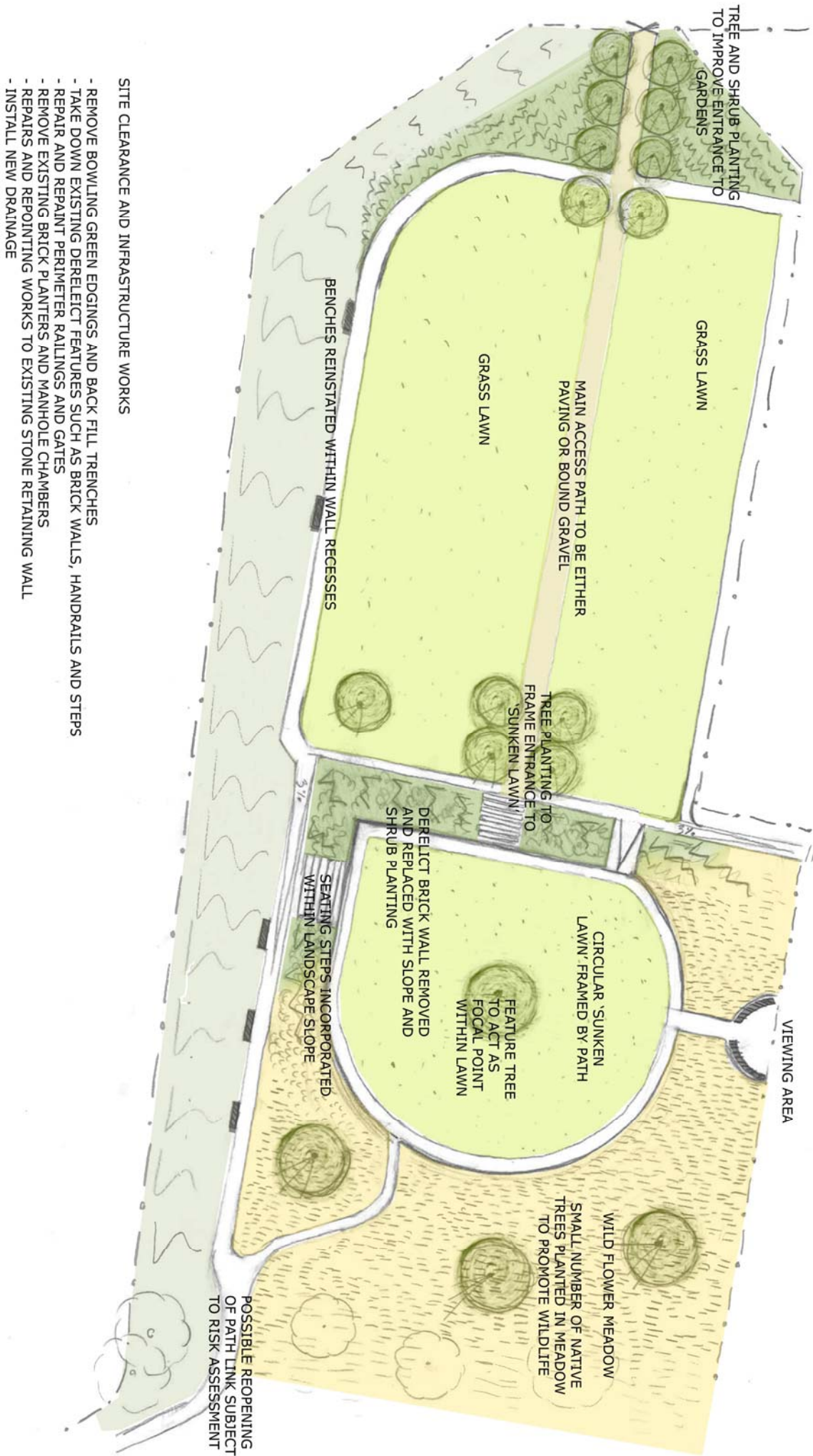


4



 Recommended access route

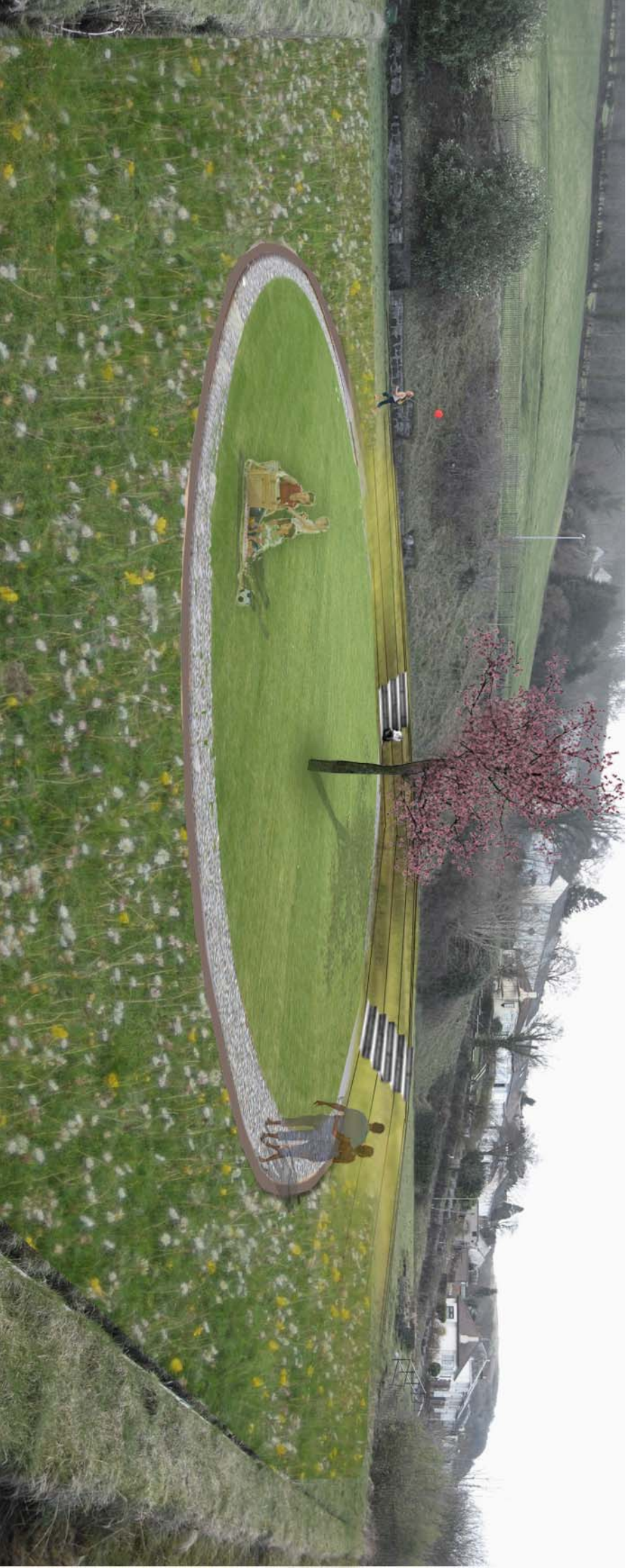
 Site boundary



- SITE CLEARANCE AND INFRASTRUCTURE WORKS
- REMOVE BOWLING GREEN EDGINGS AND BACK FILL TRENCHES
 - TAKE DOWN EXISTING DERELICT FEATURES SUCH AS BRICK WALLS, HANDRAILS AND STEPS
 - REPAIR AND REPAINT PERIMETER RAILINGS AND GATES
 - REMOVE EXISTING BRICK PLANTERS AND MANHOLE CHAMBERS
 - REPAIRS AND REPOINTING WORKS TO EXISTING STONE RETAINING WALL
 - INSTALL NEW DRAINAGE

BIRKMYRE PARK_BOWLING
GREENS- OUTLINE PROPOSALS
SCALE 1:250





Report To: Environment and Regeneration Committee

Date: 2 May 2013

Report By: Head of Environmental and Commercial Services

Report No: ERC/ENV/IM/13.155

Contact Officer: Robert Graham

Contact No: 01475 714827

Subject: Road Occupation Permits - Revised Skip Charges

1.0 PURPOSE

1.1 The purpose of this report is to seek Committee's approval to revise the Road Occupation Permit charges for skips.

2.0 SUMMARY

2.1 Environmental and Commercial Services review and revise the charges for various road occupation permits on an annual basis.

2.2 The current charge for skip permits is based on a monthly occupation.

2.3 It is proposed to introduce a weekly charge which is designed to encourage those seeking permits to reduce the period of time needed to occupy the public road.

2.4 The current charge is £35.52 per month.

2.5 The proposed charge will be £25.00 per week.

2.6 Retrospective payment will remain unchanged at £58.86 for skips occupying the public road without a permit.

3.0 RECOMMENDATION

3.1 That Committee approve the introduction of a weekly charge of £25.00 for skips occupying the public road.

Ian Moffat
Head of Environmental and Commercial Services

4.0 BACKGROUND

- 4.1 Environmental and Commercial Services review and revise the charges for various road occupation permits on an annual basis.
- 4.2 The current charge for skip permits is £35.32 and is based on a monthly occupation.
- 4.3 It is recognised that the above arrangement does not encourage permit holders to remove skips from the public road in a timeous manner.
- 4.4 It is proposed therefore to introduce a weekly charge which is designed to encourage those seeking permits to reduce the period of time needed to occupy the public road.
- 4.5 It is not proposed to alter the current retrospective payment of £58.86 for skips that occupy the public road without permission.

5.0 PROPOSALS

- 5.1 The proposed charge for skips occupying the public road is £25.00 per week.

6.0 IMPLICATIONS

6.1 Finance:

Cost Centre	Budget Heading	Proposed spend this report (£000s)	Virement from	Other comments
00649	Income, sales, fees and charges	(£4)	n/a	This income is contained in the 2013/14 budget

- 6.2 Legal: None
Personnel: None
Equality: None

7.0 CONSULTATION

- 7.1 Finance Services have been consulted on this report.
- 7.2 Legal and Democratic Services have been consulted on this report.

Report To: Environment & Regeneration Committee

Date: 2 May 2013

**Report By: Corporate Director Environment,
Regeneration and Resources**

**Report No:
ECP/ENV/IM/12.153**

Contact Officer: Robert Graham

**Contact No:
01475 714827**

**Subject: Environmental and Commercial Services (Roads) – SPT Grant Funded
Projects (2013/15)**

1.0 PURPOSE

1.1 The purpose of this report is to advise Committee in relation to the approved programme of Projects to be undertaken in 2013/15 using grant funding from:

Strathclyde Partnership for Transport (SPT)

- (1) Quality Bus Corridor Improvements
- (2) Extension of National Cycle Route N753 to Inverkip
- (3) National Cycle Route N753 Inverkip to Wemyss Bay (Design)

2.0 SUMMARY

2.1 SPT grant funded projects for Environmental and Commercial Services (Roads) are as detailed in 5.1 below and are valued at £285,000.

2.2 Payment of the funding will be by grant made in arrears on the basis of evidenced expenditure.

2.3 The Partnership has approved the allocation of (1) £85,000 for the further improvements of the Quality Bus Corridor; (2) £160,000 for the extension of National Cycle Route N753 to Inverkip; and (3) £40,000 for the design of the National Cycle Route N753 Inverkip to Wemyss Bay.

These projects will be executed by the Council on behalf of SPT.

2.4 The programme does not include roads infrastructure projects associated with the School Re-provisioning Programme which will be funded through the Education and Communities budget.

3.0 RECOMMENDATIONS

3.1 That Committee note the SPT approved project list detailed below in 5.1 for 2013/14.

3.2 That Committee note the investment by SPT for (1) Improvements to the Quality Bus Corridor; (2) Extension of the N753 National Cycle Route; and (3) Design of the National Cycle Route N753 Inverkip to Wemyss Bay.

4.0 BACKGROUND

4.1 At its meeting of the full Partnership on 15 February 2013 Strathclyde Partnership for Transport approved grant funding for projects as detailed in 5.1 below.

4.2 The proposed programme:

(i) total grant £285,000

4.3 SPT project costs are inclusive of fees. All costs have been compiled on the basis of assessed unit costs and not on priced bills of quantities which will be prepared when the programme has been approved.

5.0 PROPOSED PROJECTS

5.1 SPT Grant Funded projects for 2013/14

Project	2013/14	2014/15
Quality Bus Corridor Improvement		
Estimated Cost of Project	£45,000	£40,000
Extension of National Cycle Route N753 to Inverkip		
Estimated Cost of Project	£160,000	
National Cycle Route N753 Inverkip to Wemyss Bay (Design)		
Estimated Cost of Project	£40,000	

Total Estimated Cost of projects **£245,000** **£40,000**

5.2 The above projects will be managed, supervised and, where appropriate, constructed by Environmental and Commercial Services (Roads).

6.0 IMPLICATIONS

6.1 It is proposed that all costs associated with the grant funded programme of projects will be contained within the approved budget allocation.

7.0 CONSULTATION

7.1 The Chief Financial Officer has been consulted on this report.

Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed spend this report	Virement from	Other comments
Roads Capital Programme	SPT Grant Funding	2013/15	£285,000	n/a	
Capital Grant	SPT Grant Income	2013/15	(£285,000)	n/a	

7.2 The Head of Legal and Democratic Services has been consulted on this report.

Report To:	Environment & Regeneration Committee	Date:	2 May 2013
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ERC/ENV/IM/13.516
Contact Officer:	Robert Graham	Contact No:	714827
Subject:	Decriminalised Parking Enforcement – Progress and Detail Approvals		

1.0 PURPOSE

- 1.1 The purpose of this report is to inform the Committee of progress on the implementation of Decriminalised Parking Enforcement (DPE) in Inverclyde and to seek approval for detailed elements of the scheme.

2.0 SUMMARY

- 2.1 Following approval by the Environment & Regeneration Committee on 25 October 2012 to progress and implement a DPE scheme for Inverclyde (Min Ref: 2012 Para 621), work has been undertaken to combine the Council's traffic regulation orders into fewer consolidated traffic orders worded appropriately for the enforcement of the regulations by the Council's Parking Attendants. These orders contain, amongst other matters, details of charges and definitions which require Committee approval before the orders can be advertised.
- 2.2 This report also provides a briefing on the latest progress of the work to implement DPE by Summer 2014.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 approves a standard Penalty Charge throughout the Council area for all contraventions. This will be a penalty charge of £60 which will be discounted to £30 for payment within 14 days and increased to £90 for late payment after the service of a Charge Certificate.
- 3.2 approves the initial vehicle removal, storage and disposal charges, if and when introduced:
- Vehicle removal – a charge of £105;
 - Vehicle storage - a charge of £12 for each 24 hours or part thereof; and
 - Disposal of unclaimed vehicle – a charge of £50.

All these charges are initial charges and may be increased by notice in the future should such increases be necessary to adequately cover the Council's expenses in providing these services.

- 3.3 approves the delegation of the Council's authority in terms of the Road Traffic Act 1991,

to Parking Attendants employed by the Council.

- 3.4 approves the delegation of the Council's authority appropriate to an Authorised Person, as defined in the traffic regulation orders for DPE in Inverclyde and assigned to them by the Road Traffic Act 1991, to the Head of Safer and Inclusive Communities and the Community Safety & Wellbeing Service Manager.
- 3.5 notes the progress towards implementation of DPE to date.

Ian Moffat
Head of Environmental & Commercial Services

4.0 BACKGROUND

- 4.1 The existing parking supply in Inverclyde is not managed in such a way that it meets the needs of its users. A parking strategy was formulated to provide a better managed parking system with better availability of spaces, improved access for deliveries and improved pedestrian safety.
- 4.2 In June 2011 Strathclyde Police terminated the Traffic Warden Service as an efficiency saving. Parking controls and loading and waiting restrictions will be left without the power to enforce them if no alternative to the Traffic Warden Service is found.
- 4.3 The Environment & Regeneration Committee of 25 October 2012 approved the application to Scottish Ministers for the introduction of DPE throughout Inverclyde and remitted to the Head of Environmental and Commercial Services to progress and implement a DPE scheme.

5.0 PROGRESS OF DPE SCHEME

- 5.1 The application to Scottish Ministers for DPE Powers has been submitted to the Scottish Government and preliminary feedback received on 25 March 2013 refers to the application as 'good and thorough'. A small number of minor queries will be dealt with in due course.
- 5.2 The condition of all the waiting and loading restrictions and parking spaces in Inverclyde has been surveyed.
- 5.3 A programme to bring all Inverclyde's yellow lines and signs up to DPE standard has been produced and Port Glasgow and central Greenock have been completed so far.
- 5.4 All revised On-street and Off-street traffic regulation orders are being progressed with Legal and are due to go out to initial consultation in May.
- 5.5 The Parking Attendant operation will be run by Safer and Inclusive Communities from its Community Warden base.
- 5.6 Letters seeking agreement to Council controls being introduced in particular off-street car parks have been sent to the owners of Kilblain Court, Greenock and George Square, Greenock car parks.
- 5.7 Daily coverage of parking offences by Police officers in Greenock town centre has been arranged from now until DPE implementation.

6.0 APPROVAL OF DETAILS WITHIN THE SCHEME

- 6.1 Following approval by the Environment & Regeneration Committee on 25 October 2012 to progress and implement a DPE scheme for Inverclyde, work has been undertaken to combine the Council's traffic regulation orders into fewer consolidated traffic orders worded appropriately for the enforcement of the regulations by the Council's Parking Attendants. These orders contain, amongst other matters, details of charges and definitions which require Committee approval before the orders can be advertised.
- 6.2 Approval is sought to apply a standard Penalty Charge throughout the Council area for all contraventions. This will be a penalty charge of £60 which will be discounted to £30 for payment within 14 days and increased to £90 for late payment after the service of a Charge Certificate. All Councils operating a DPE scheme in Scotland use this level of charging.
- 6.3 Although it is not proposed to remove, store or dispose of vehicles at present, approval is sought to apply the following initial charges for vehicle removals, if and when introduced:

- Vehicle removal – a charge of £105;
- Vehicle storage - a charge of £12 for each 24 hours or part thereof; and
- Disposal of unclaimed vehicle – a charge of £50.

All these charges are initial charges and may be increased by notice in the future should such increases be necessary to adequately cover the Council's expenses in providing these services.

6.4 Approval is sought to give those Council employees employed as Parking Attendants, delegated authority to issue Penalty Charge Notices (PCNs) and to implement the powers assigned to them by the Road Traffic Act 1991 on behalf of the Council.

6.5 Approval is sought to give the Head of Safer and Inclusive Communities and the Community Safety & Wellbeing Service Manager the Council's delegated authority appropriate to an Authorised Person as defined in the traffic regulation orders for DPE in Inverclyde and assigned to them by the Road Traffic Act 1991.

7.0 CONSULTATION

- 7.1
- Legal Services have been consulted on this report.
 - Finance Services have been consulted on this report.
 - Safer and Inclusive Communities have been consulted on this report.

8.0 IMPLICATIONS

8.1 Financial:

Members are asked to note that the charges referred to in this report are as envisaged in the DPE business case reported on in October 2012 and hence any financial implications remain unchanged.

Cost Centre	Budget Heading	Proposed Spend	Virement From	Other Comments

8.2 Human Resources

This report has no implications for human resources.

8.3 Equality and Diversity

The charging of disabled drivers for off-street parking reflects the Council's Equality Agenda.

8.4 Repopulation

This report has no implications for the Council's repopulation policies.

Report To: ENVIRONMENT AND REGENERATION COMMITTEE **Date:** 2 MAY 2013

Report By: CORPORATE DIRECTOR,
ENVIRONMENT, REGENERATION &
RESOURCES **Report No:** LA/1006/13

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – DISABLED
PERSONS’ PARKING PLACES (ON STREET) ORDER NO. 1 2013

1.0 PURPOSE

- 1.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council’s Scheme of Administration the Head of Environmental & Commercial Services is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.

2.0 BACKGROUND

- 2.1 In order to comply with the Disabled Persons’ Parking Places (Scotland) Act 2009, Section 5, it is proposed to introduce a Traffic Regulation Order to accompany the provision of parking bays for the disabled. This will restrict parking to drivers displaying a Blue Badge only, and will enable the Police to enforce such restrictions.
- 2.2 The proposals have been advertised in the Greenock Telegraph and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Environmental & Commercial Services, the Head of Legal & Democratic Services and at Central, Port Glasgow, Gourock and South West Library. A copy of the draft Order is appended hereto for Members’ information.
- 2.3 No objections to the proposals have been received and, accordingly, the Committee is requested to approve the Order.
- 2.4 The Committee is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

Appendix

3.0 RECOMMENDATION

- 3.1 That the Committee recommend to The Inverclyde Council the making of the Traffic Regulation Order – Disabled Persons’ Parking Places (On Street) Order No 1. 2013 and remit it to the Head of Environmental & Commercial Services and Head of Legal & Democratic Services to arrange for its implementation.

Legal & Democratic Services

THE INVERCLYDE COUNCIL
DISABLED PERSONS' PARKING PLACES
(ON STREET) ORDER NO.1 2013
TRAFFIC REGULATION ORDER

DRAFT

THE INVERCLYDE COUNCIL

DISABLED PERSONS' PARKING PLACES (ON STREET) ORDER NO. 1 2013

The Inverclyde Council in exercise of the powers conferred on them by Sections 32(1) of the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers and after consultation with the Chief Constable of Strathclyde Police in accordance with Part III of Schedule 9 to the Act hereby make the following Order.

1. This Order may be cited as "The Inverclyde Council Disabled Persons' Parking Places (On Street) Order No. 1 2013 and shall come into operation on ##
2. In this Order the following expressions have the meanings hereby assigned to them:
 - "vehicle" unless the context otherwise requires, means a vehicle of any description and includes a machine or implement of any kind drawn or propelled along roads whether or not by mechanical power;
 - "parking place" means a place where a vehicle, or vehicles of any class, may wait i.e. the area of land specified in the Schedule for which the use as a parking place has been authorised by the Council under Section 32(1) of the Act;
 - "sign" means a traffic sign;
 - "disabled person's badge" means:
 - (a) a badge issued under Section 21 of the Chronically Sick and Disabled Persons Act 1970;
 - (b) a badge issued under a provision of the law of Northern Ireland corresponding to that section; or
 - (c) a badge issued by any member State other than the United Kingdom for purposes corresponding to the purposes for which badges under that section are issued;
 - "disabled person's vehicle" means a vehicle lawfully displaying a disabled person's badge;
 - "Council" means The Inverclyde Council;
3. Each area of road which is described in the Schedule and plans relative to this Order is hereby designated as a parking place.
4. The parking places designated in this Order shall only be used for the leaving of disabled persons' vehicles displaying a valid disabled person's badge.

5. The limits of each parking place designated in this Order shall be indicated on the carriageway as prescribed by The Traffic Signs Regulations and General Directions 2002.
6. Every vehicle left in any parking place designated in this Order shall stand such that no parking place is occupied by more than one vehicle and that every part of the vehicle is within the limits of the parking place provided that, where the length of a vehicle precludes compliance with this paragraph, such vehicle shall be deemed to be within the limits of a parking place if;
 - i. the extreme front portion or, as the case may be, the extreme rear portion of the vehicle is within 300mm of an indication on the carriageway provided under this Order in relation to the parking place; and
 - ii. the vehicle, or any part thereof, is not within the limits of any adjoining parking place.
7. Any person duly authorised by the Council or a police officer in uniform or a traffic warden or parking attendant may move or cause to be moved in case of any emergency, to any place they think fit, vehicles left in a parking place.
8. Any person duly authorised by the Council may suspend the use of a parking place or any part thereof whenever such suspension is considered reasonably necessary:
 - i. for the purpose of facilitating the movement of traffic or promoting its safety;
 - ii. for the purpose of any building operation, demolition, or excavation in or adjacent to the parking place or the laying, erection, alteration, removal or repair in or adjacent to the parking place of any sewer or of any main, pipe, apparatus for the supply of gas, water electricity or of any telecommunications apparatus, traffic sign or parking meter;
 - iii. for the convenience of occupiers of premises adjacent to the parking place on any occasion of the removal of furniture from one office or dwellinghouse to another or the removal of furniture from such premises to a depository or to such premises from a depository;
 - iv. on any occasion on which it is likely by reason of some special attraction that any street will be thronged or obstructed; or
 - v. for the convenience of occupiers of premises adjacent to the parking place at times of weddings or funerals or on other special occasions.
9. A police officer in uniform may suspend for not longer than twenty four hours the use of a parking place or part thereof whenever such suspension is considered reasonably necessary for the purpose of facilitating the movement of traffic or promoting its safety.

10. This Order insofar as it relates to the parking places to be revoked (R) and amended, as specified in the Schedule to this Order, partially revokes and amends the On Street Parking Places (Without Charges) Orders No. 1 2004, No. 2 2006, No. 2. 2008 and No. 2 2009 and the Disabled Persons' Parking Places (On Street) Order No. 4. 2011 respectively.

Sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by ##

DRAFT

INVERCLYDE COUNCIL

**DISABLED PERSONS' PARKING PLACES (ON STREET)
ORDER NO. 1 2013**

**Statement of Reasons for Proposing to Make
the Above Order**

It is considered necessary to make the above Order to provide assistance for disabled persons who hold a badge under the Disabled Persons (Badges for Motor Vehicles) (Scotland) Regulations 2000 as amended and by revoking those parking places no longer required to maximise street parking capacity.

DRAFT



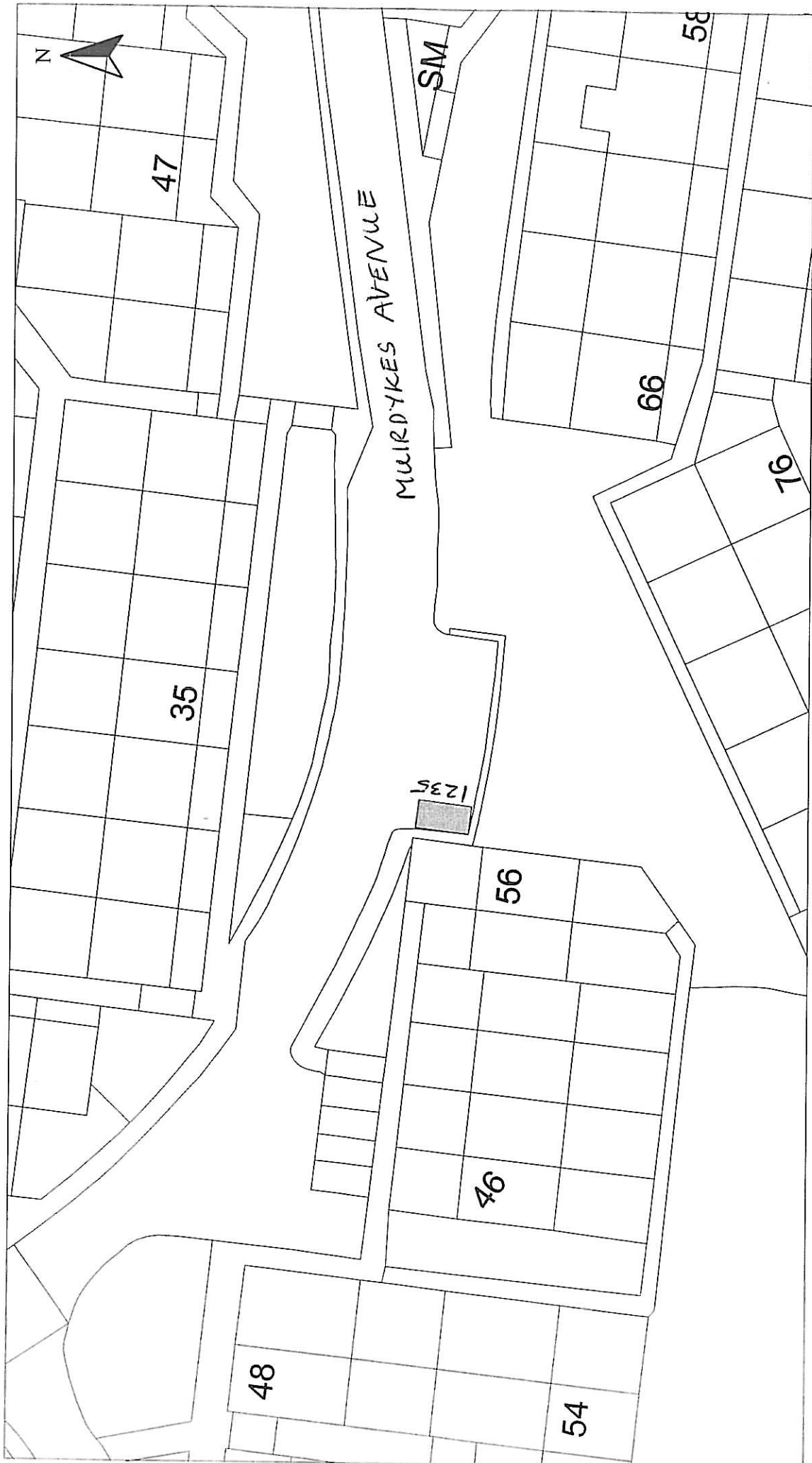
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	3 MID AVENUE, PORT GLASGOW		Prepared by : R. MACKAY	Checked by :
Disabled Bays	PLACE No. 1233		Drawn by : R. MACKAY	Approved by :
			Drawing No. :	File No. : 19/12

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71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

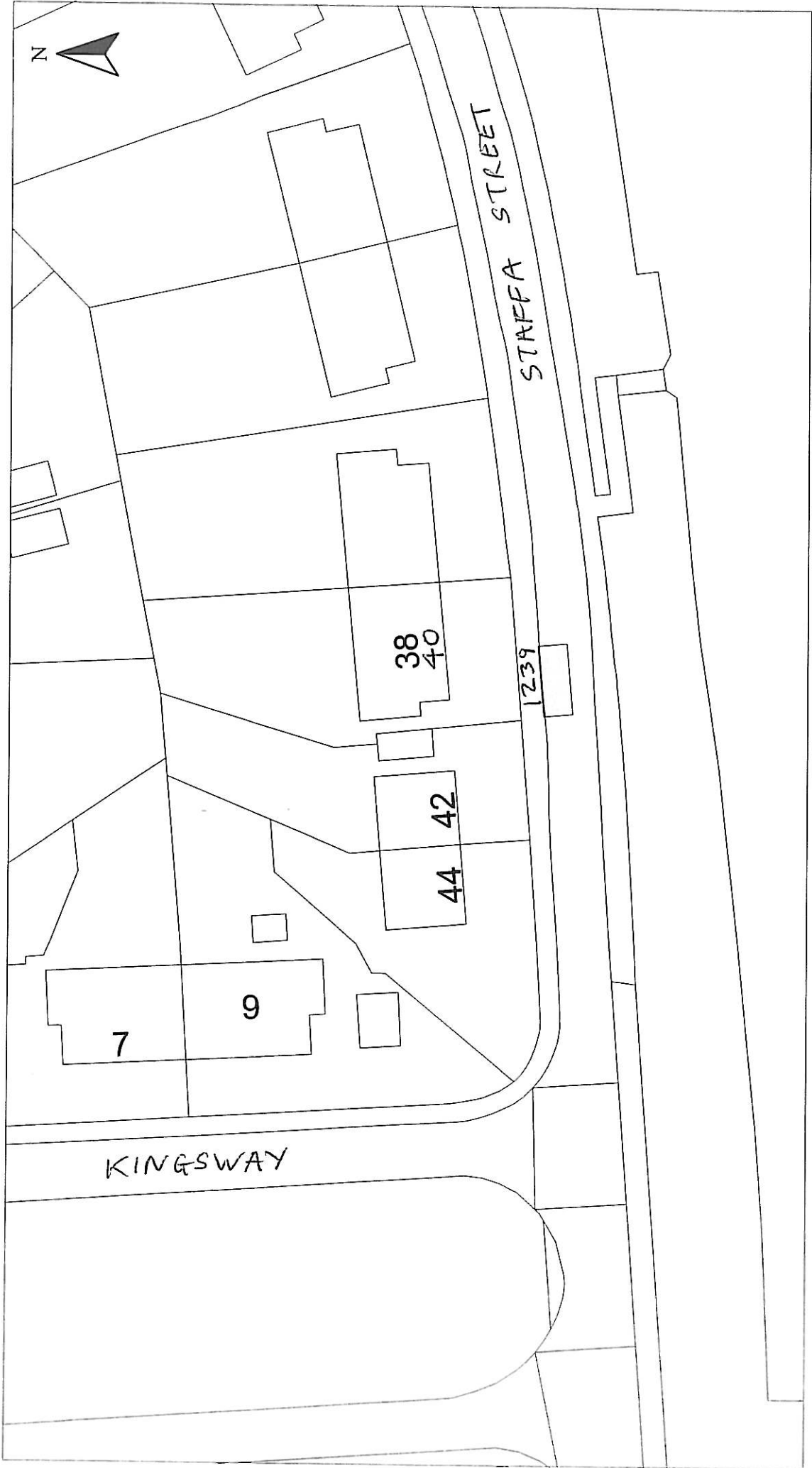


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	56 MUIRDYKES AVE. PORT GLASGOW PLACE No. 1235		Prepared by : R. MACKAY	Checked by :
Disabled Bays	71 EAST HAMILTON STREET GREENOCK, PA15 2UA		Drawn by : R. MACKAY	Approved by :
			Drawing No. :	File No. : 19/12

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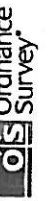


HEAD OF SERVICE
IAN MOFFAT

71 EAST HAMILTON STREET
GREENOCK, PA15 2JA

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DISABLED PERSONS' PARKING PLACE

**40 STAFFA STREET, GOUROCK
PLACE No. 1239**

Scale : 1:500

Prepared by : R. MACKAY

Drawn by : R. MACKAY

Drawing No. : 19/12

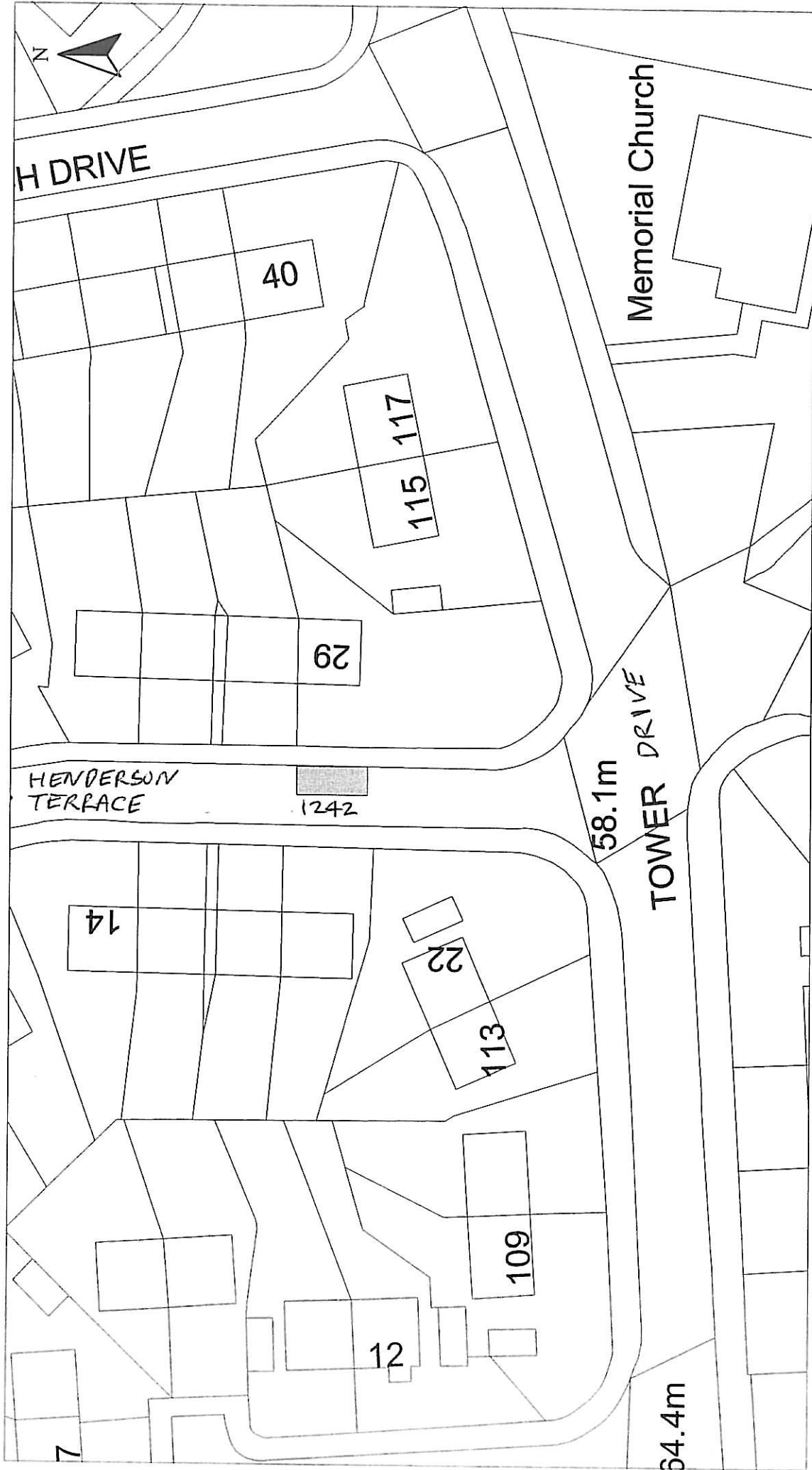
Date : NOV 2012

Checked by :

Approved by :

File No. :

Disabled Bays



HEAD OF SERVICE
IAN MOFFAT

71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

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DISABLED PERSONS' PARKING PLACE

29 HENDERSON TERRACE, GOUROCK
PLACE No. 1242

Scale : 1:500

Prepared by : R. MACKAY

Drawn by : R. MACKAY

Drawing No. : 19/12

Date : NOV 2012

Checked by :

Approved by :

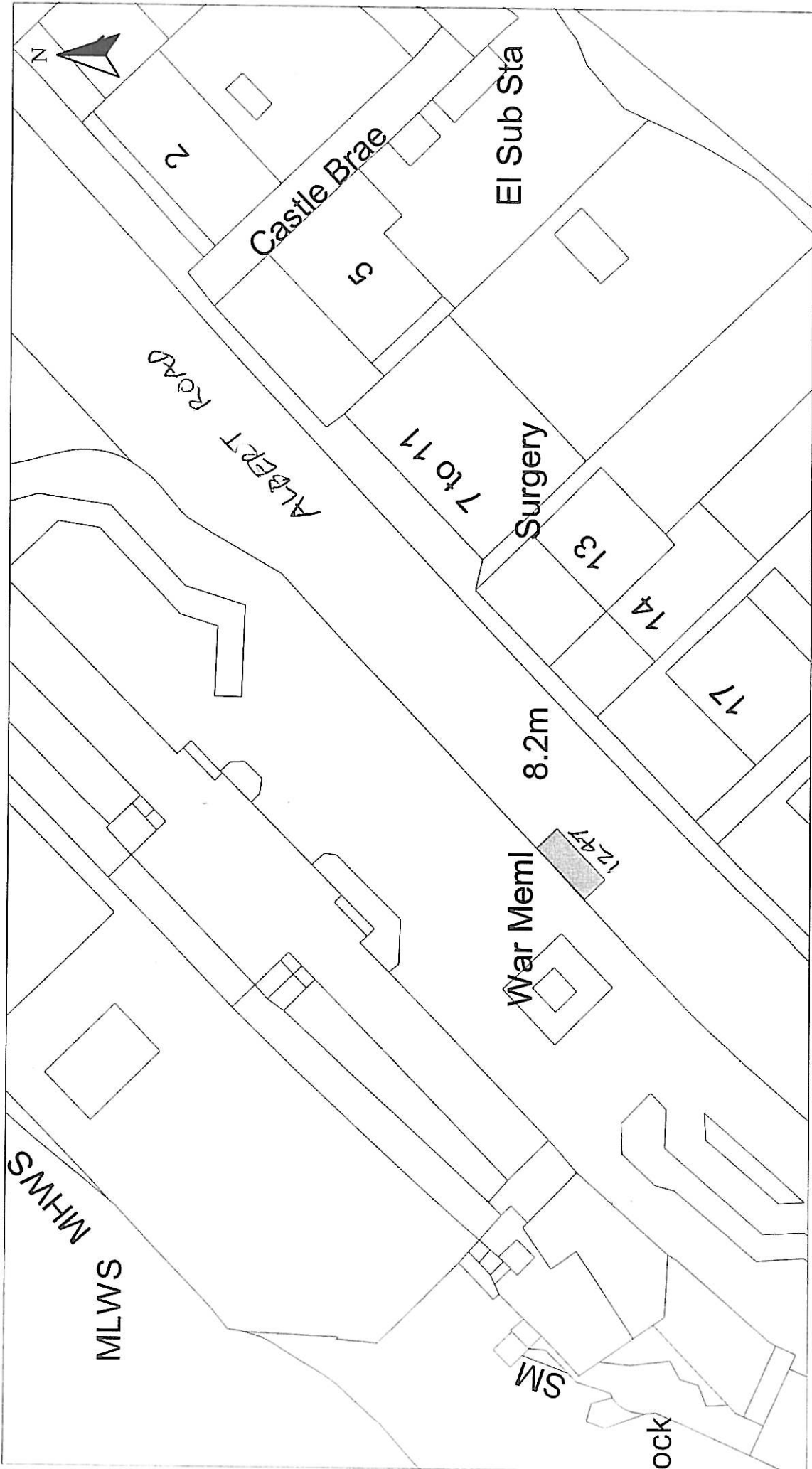
File No. :

Disabled Bays

Inverclyde council ENVIRONMENTAL & COMMERCIAL SERVICES



Disabled Bays	HEAD OF SERVICE IAN MOFFAT	71 EAST HAMILTON STREET GREENOCK, PA15 2JA	Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may result in prosecution or legal proceedings. Licence No. LA00097L 	Scale : 1:500	Date : NOV 2012
	DISABLED PERSONS' PARKING PLACE 4 ADAM STREET, GOUROCK PLACE No. 1245			Prepared by : R. MACKAY Drawn by : R. MACKAY Drawing No. :	Checked by : Approved by : File No. : 19/12



Scale :	1:500	Date :	NOV 2012
Prepared by :	R. MACKAY	Checked by :	
Drawn by :	R. MACKAY	Approved by :	
Drawing No. :		File No. :	19/12

DISABLED PERSONS' PARKING PLACE
17 ALBERT ROAD, GOUROCK
PLACE No. 1247

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HEAD OF SERVICE
IAN MOFFAT
71 EAST HAMILTON STREET
GREENOCK, PA15 2UA
Disabled Bays



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GREENOCK, PA15 2UA

Disabled Bays

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DISABLED PERSONS' PARKING PLACE

13 CARDROSS AVENUE, PORT GLASGOW
PLACE No. 1248

Scale : 1:500

Prepared by : R. MACKAY

Drawn by : R. MACKAY

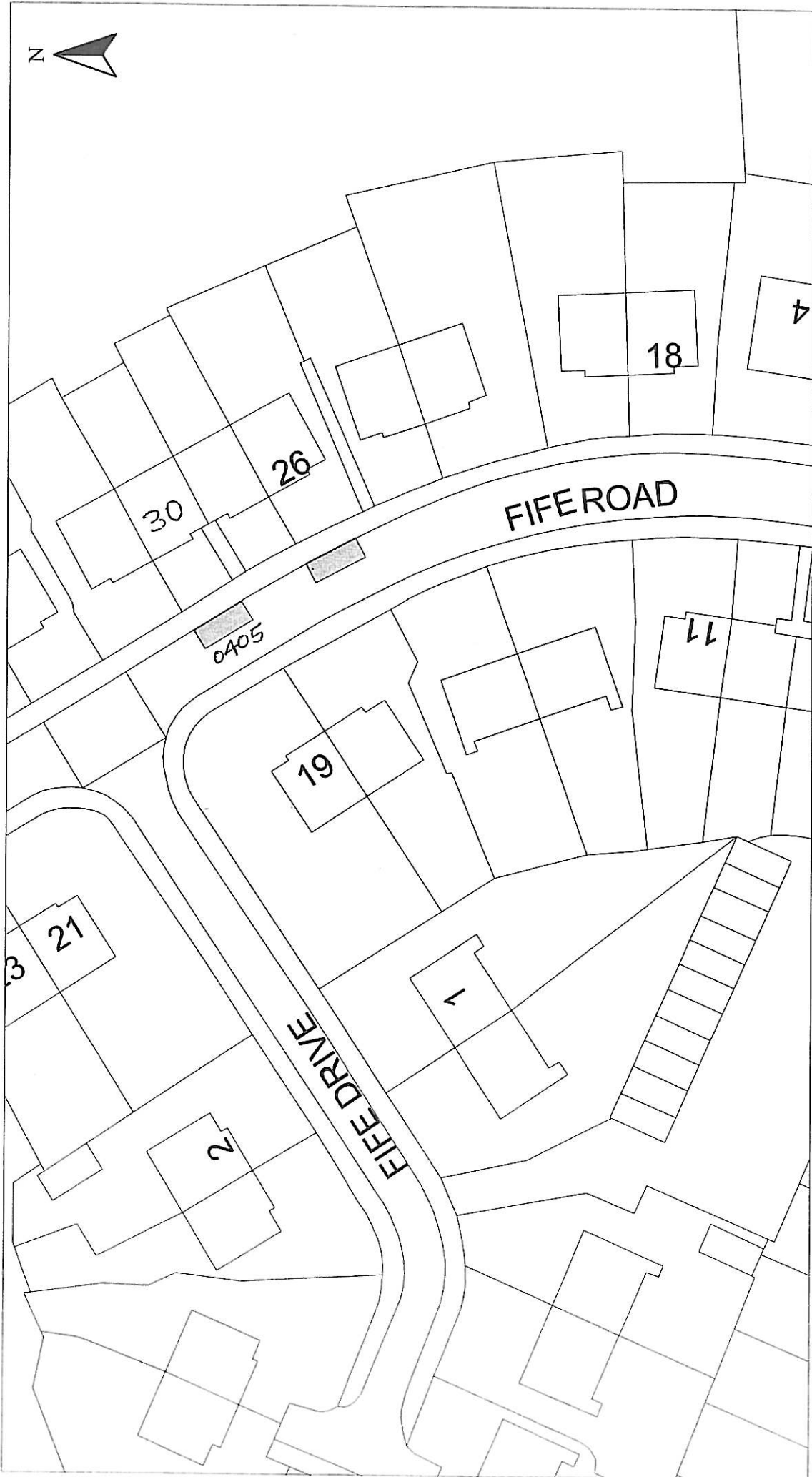
Drawing No. : 19/12

Date : NOV 2012

Checked by :

Approved by :

File No. :



HEAD OF SERVICE
IAN MOFFAT

71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

Disabled Bays

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DISABLED PERSONS' PARKING PLACE
30 FIFE ROAD, GREENOCK
PLACE No. 0405 REVOCATION

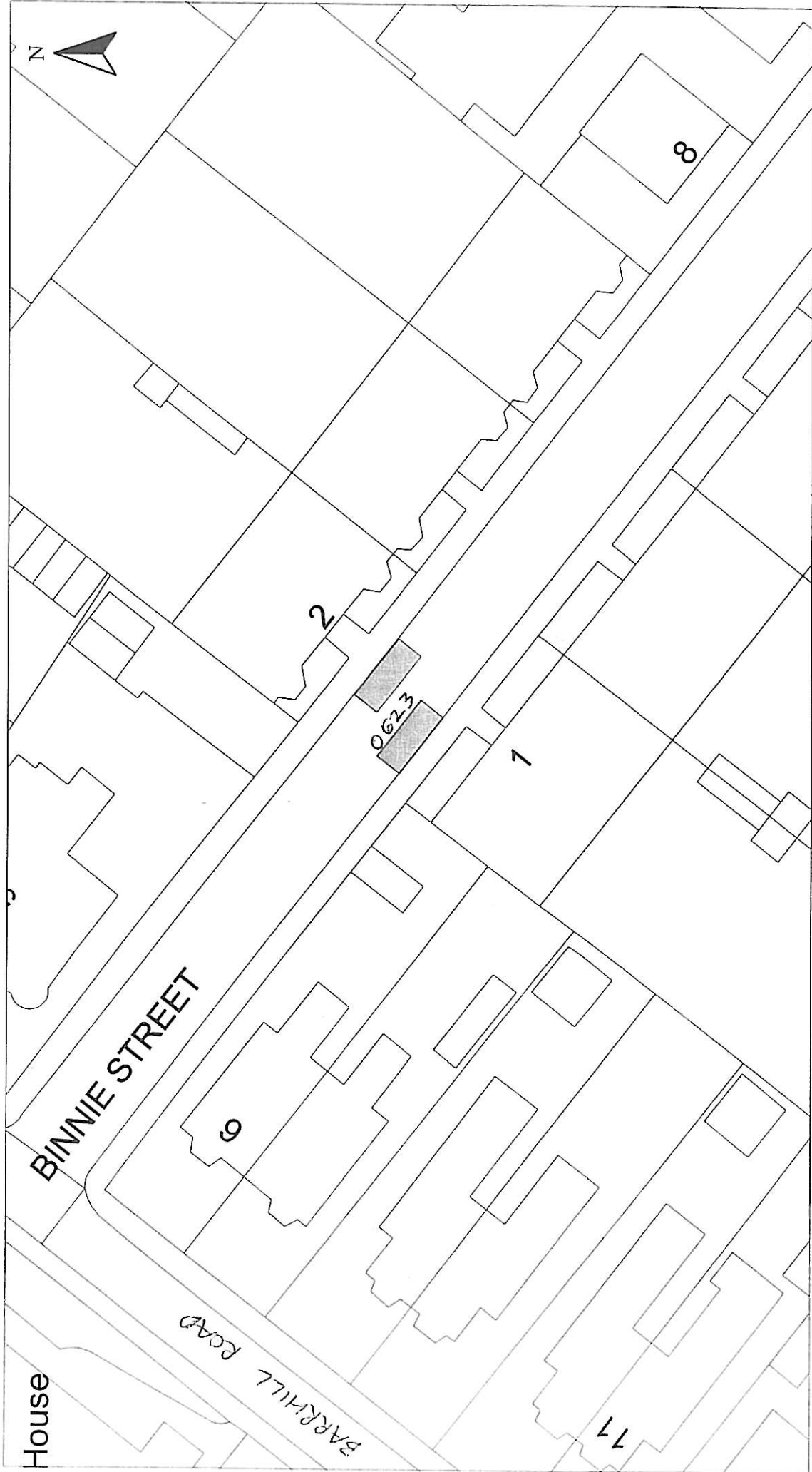
Scale : 1:500

Prepared by : R. MACKAY

Drawn by : R. MACKAY

Checked by :
Approved by :
File No. : 19/12

Date : DEC 2012



DISABLED PERSONS' PARKING PLACE
1 BINNIE STREET, GOUROCK
PLACE No. 0623 REVOCATION

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71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

Disabled Bays

Scale :	1:500	Date :	DEC 2012
Prepared by :	R. MACKAY	Checked by :	
Drawn by :	R. MACKAY	Approved by :	
Drawing No. :		File No. :	19/12



Disabled Bays	HEAD OF SERVICE IAN MOFFAT	Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may result in prosecution or legal proceedings. Licence No. LA03097L  Ordnance Survey	DISABLED PERSONS' PARKING PLACE 84 MUIRDYKES AVE, PORT GLASGOW PLACE No. 0807 REVOCATION	Scale : 1:500 Prepared by : R. MACKAY Drawn by : R. MACKAY Drawing No. :	Date : DEC 2012 Checked by : Approved by : File No. : 19/12
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HEAD OF SERVICE
IAN MOFFAT

Disabled Bays
71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

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DISABLED PERSONS' PARKING PLACE
27 DIVERT ROAD, GOUROCK
PLACE No. 0824 REVOCATION

Scale : 1:500

Prepared by : R. MACKAY

Drawn by : R. MACKAY

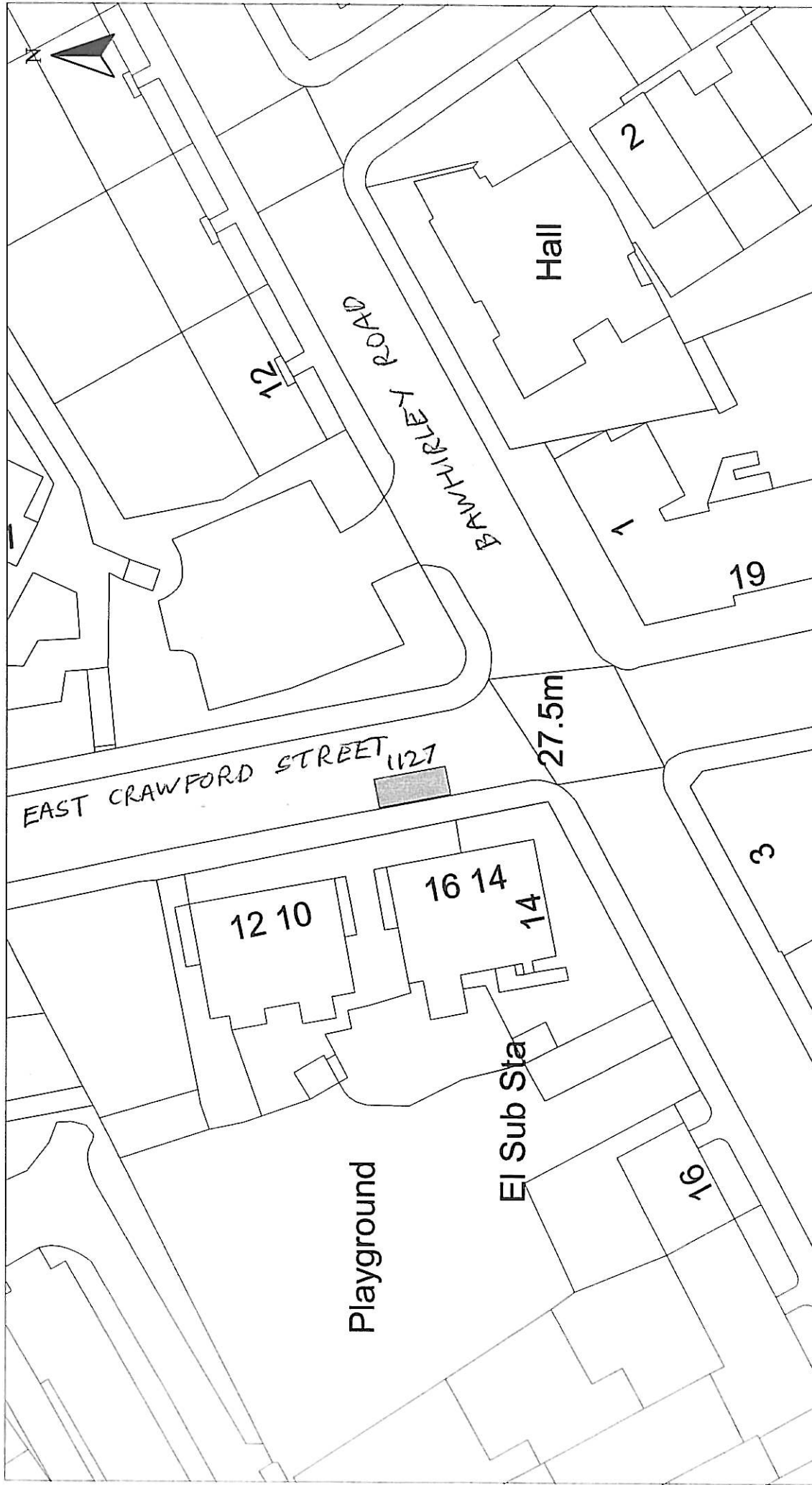
Drawing No. : 19/12

Date : DEC 2012

Checked by :

Approved by :

File No. :



DISABLED PERSONS' PARKING PLACE
14A EAST CRAWFORD ST, GREENOCK
PLACE No. 1127 REVOCATION

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71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

Disabled Bays

Scale :	1:500	Date :	DEC 2012
Prepared by :	R. MACKAY	Checked by :	
Drawn by :	R. MACKAY	Approved by :	
Drawing No. :		File No. :	19/12

Report To: ENVIRONMENT AND REGENERATION COMMITTEE **Date:** 2 MAY 2013

Report By: CORPORATE DIRECTOR ENVIRONMENT, REGENERATION & RESOURCES **Report No:** LA/1007/13

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – A761 KILMACOLM ROAD, PORT GLASGOW (PART TIME 20 MPH) SPEED LIMIT ORDER 2013

1.0 PURPOSE

1.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council's Scheme of Administration the Head of Environmental & Commercial Services is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.

2.0 BACKGROUND

2.1 With the construction of the new "Shared Campus" secondary school, it is proposed to impose a part-time 20mph speed limit on a section of Kilmacolm Road, Port Glasgow adjacent to the school site.

2.2 The times of operation will be such as to warn motorists of the likelihood of children travelling to and from school before and after school time and over the lunchtime period. Although the part time 20 mph speed limit will coincide with such periods, precise times of operation will be determined, as required, following further consultation with the Police and Education Services. The part time speed limit will only be effective when displayed by flashing warning signs.

2.3 The proposals have been advertised in the Greenock Telegraph and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Environmental & Commercial Services, the Head of Legal & Democratic Services, Port Glasgow Library and Central Library. A copy of the draft Order is appended hereto for Members' information.

Appendix

2.4 No objections to the proposals have been received and, accordingly, the Committee is requested to approve the Order.

2.5 The Committee is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

3.0 RECOMMENDATION

3.1 That the Committee recommend to The Inverclyde Council the making of the Traffic Regulation Order – A761 Kilmacolm Road, Port Glasgow (Part Time 20mph) Speed Limit Order 2013 and remit it to the Head of Environmental & Commercial Services and Head of Legal & Democratic Services to arrange for its implementation.

Legal & Democratic Services

THE INVERCLYDE COUNCIL

**A761 KILMACOLM ROAD, PORT GLASGOW
(PART TIME 20 MPH SPEED LIMIT) ORDER 2013**

TRAFFIC REGULATION ORDER

THE INVERCLYDE COUNCIL

**A761 KILMACOLM ROAD, PORT GLASGOW
(PART TIME 20 MPH SPEED LIMIT) ORDER 2013**

The Inverclyde Council in exercise of the powers conferred on them by Section 83 (2) and Part III of Schedule 9 of the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers and after consultation with the Chief Constable of Strathclyde Police in accordance with Part III of Schedule 9 to the Act hereby make the following Order.

1. This Order may be cited as "A761 Kilmacolm Road, Port Glasgow (Part Time 20 mph Speed Limit) Order 2013 and shall come into operation on #####
2. In this Order the following expressions have the meanings hereby assigned to them:

"vehicle" unless the context otherwise requires, means a vehicle of any description and includes a machine or implement of any kind drawn or propelled along roads whether or not by mechanical power;
3. No person shall drive or cause or permit to be driven any vehicle (with the exception of emergency vehicles) at a speed in excess of 20 mph during such times as displayed by speed limit warning signs on the lengths of road specified in the Schedule to this Order.
4. No speed limit imposed by this Order applies to vehicles falling within Regulation 3(4) of the Road Traffic Exemptions (Special Forces) (Variation and Amendment) Regulations 2011 when used in accordance with Regulation 3(5) of those Regulations.

Sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by

THE INVERCLYDE COUNCIL

**A761 KILMACOLM ROAD, PORT GLASGOW
(PART TIME 20 MPH SPEED LIMIT) ORDER 2013**

**Statement of Reasons for Proposing to Make
the Above Order**

It is considered necessary to make the above Order to avoid danger to persons and other traffic using the road.

DRAFT

SCHEDULE

A761 KILMACOLM ROAD, PORT GLASGOW

PART TIME 20 MPH SPEED LIMIT ORDER

Length of Road in Inverclyde
within the Town of Port Glasgow

Kilmacolm Road

From a point 112 metres southeast of the extended north west kerblineline of Arran Avenue southeastwards to a point 25 metres north of the north kerblineline of the roundabout for a distance of 347 metres or thereby.

Report To: ENVIRONMENT AND REGENERATION COMMITTEE **Date:** 2 MAY 2013

Report By: CORPORATE DIRECTOR ENVIRONMENT, REGENERATION & RESOURCES **Report No:** LA/998/13

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – KILMACOLM CROSS, KILMACOLM, WAITING RESTRICTIONS (AMENDMENT NO. 2) ORDER 2012

1.0 PURPOSE

- 1.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council's Scheme of Administration the Head of Environmental & Commercial Services is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.

2.0 BACKGROUND

- 2.1 Kilmacolm Cross is the central point in Kilmacolm where three arterial roads converge (A761 Port Glasgow Road, A761 Bridge of Weir Road and B786 Lochwinnoch Road). Minor road improvement works have recently been carried out, including the creation of a pedestrian crossing point, which necessitate alterations to the existing waiting restrictions. It is proposed to amend the existing waiting restrictions in Lochwinnoch Road to take account of the construction of build-outs to assist pedestrian crossing movements.

- 2.2 There are existing Traffic Regulation Orders in force in this area, "The Strathclyde Regional Council (Various Streets, Kilmacolm) (Waiting Restrictions) Order 1988" and "The Inverclyde Council, Kilmacolm Cross, Waiting Restrictions (Amendment No. 1) Order 2011".

- 2.3 The proposed Traffic Regulation Order will introduce "No Waiting/No Loading At Any Time" restrictions on sections of Lochwinnoch Road at the pedestrian crossing point and create minor amendments to the existing Traffic Regulation Orders. The proposed Traffic Regulation Order will also revoke sections of the waiting restrictions in Station Road to create three additional car parking spaces.

- 2.4 The proposals have been advertised in the Greenock Telegraph and Paisley Express, and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Environmental & Commercial Services, the Head of Legal & Democratic Services, Central Library and Kilmacolm Library. A copy of the draft Order is appended hereto for Members' information.

Appendix

- 2.5 No objections to the proposals have been received and, accordingly, the Committee is requested to approve the Order.

- 2.6 The Committee is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

3.0 RECOMMENDATION

- 3.1 That the Committee recommend to The Inverclyde Council the making of the Traffic Regulation Order – Kilmacolm Cross, Kilmacolm, Waiting Restrictions (Amendment No. 2) Order 2012 and remit it to the Head of Environmental & Commercial Services and Head of Legal & Democratic Services to arrange for its implementation.

Legal & Democratic Services

THE INVERCLYDE COUNCIL
KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMENDMENT NO. 2)
ORDER 2012
TRAFFIC REGULATION ORDER

THE INVERCLYDE COUNCIL

**KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMENDMENT NO. 2)
ORDER 2012**

The Inverclyde Council in exercise of the powers conferred on them by Sections 1(1), 2(1) to (3) and Part IV of Section 9 of the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers and after consultation with the Chief Constable of Strathclyde Police in accordance with Part III of Schedule 9 to the Act hereby make the following Order.

1. This Order may be cited as "The Inverclyde Council Kilmacolm Cross, Kilmacolm Waiting Restrictions (Amendment No. 2) Order 2012 and shall come into operation on #####
2. In this Order the following expressions have the meanings hereby assigned to them:

"vehicle" unless the context otherwise requires, means a vehicle of any description and includes a machine or implement of any kind drawn or propelled along roads whether or not by mechanical power;

"taxi" has the same meaning as in Section 23(1) of the Civic Government (Scotland) Act 1982;

"Council" means The Inverclyde Council;
3. The Order specified in Schedules 1, 2 and 3 to this Order shall have effect subject to the amendments specified in those Schedules.

Sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by

THE INVERCLYDE COUNCIL

**KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMENDMENT NO. 2)
ORDER 2012**

Statement of Reasons for Proposing to Make the Above Order

It is considered necessary to make the above Order to avoid danger to persons and other traffic using the road.

DRAFT

KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMENDMENT No.2) ORDER 2012

SCHEDULE 1

Order to be amended:

The Strathclyde Regional Council (Various Streets, Kilmacolm)
(Waiting Restrictions) Order 1988

As amended by:

The Inverclyde Council, Kilmacolm Cross, Kilmacolm
Waiting Restrictions (Amendment No. 1) Order 2011

SCHEDULE 2

NO WAITING Monday – Friday 8:00 am – 6:00pm

NO WAITING Saturday 8:00 am – 1:00pm

Length of Road in the
Region of Strathclyde

Side of Road to which
Restriction Applies

Lochwinnoch Road, Kilmacolm

Delete paragraph (a) and there shall be substituted therefor

- | | |
|---|-----------|
| (a)(i) From a point 47 metres northeast of the northeast kerbline of duchar Road northeast wards for a distance of 11 metres or thereby. | Southeast |
| (a)(ii) From a point 89 metres northeast of the northeast kerbline of duchar Road northeast wards for a distance of 17 metres or thereby. | Southeast |

Station Road, Kilmacolm

Delete paragraphs (a) – (c) and there shall be substituted therefor

- | | |
|--|-----------|
| (a) From the extended northwest kerbline of Lochwinnoch Road generally southwestwards for a distance of 17 metres or thereby. | Southeast |
| (b) From the extended northwest kerbline of Lochwinnoch Road southwestwards for a distance of 36 metres or thereby. | Northwest |
| (c) From the extended northwest building line of The Pullman Public House southeastwards for a distance of 14 metres or thereby. | Southwest |
| (d) From the extended northwest building line of The Pullman Public House generally southeastwards for a distance of 13 metres or thereby. | Northeast |

KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMENDMENT No.2) ORDER 2012

SCHEDULE 2

Order to be amended:

The Strathclyde Regional Council (Various Streets, Kilmacolm)
(Waiting Restrictions) Order 1988

As amended by:

The Inverclyde Council, Kilmacolm Cross, Kilmacolm
Waiting Restrictions (Amendment No. 1) Order 2011

SCHEDULE 3

WAITING LIMITED Monday – Friday 8:00 am – 6:00pm

WAITING LIMITED Saturday 8:00 am – 1:00pm

30 Minutes, return prohibited within 1 hour

Length of Road in the
Region of Strathclyde

Side of Road to which
Restriction Applies

Lochwinnoch Road, Kilmacolm

Delete paragraph (a) and there shall be substituted therefor

- | | |
|--|-----------|
| (a)(i) From a point 34 metres northeast of the extended northeast kerbline of Duchal Road, northeastwards for a distance of 25 metres or thereby. | Northwest |
| (a)(ii) From a point 71 metres northeast of the extended northeast kerbline of Duchal Road, northeastwards for a distance of 48 metres or thereby. | Northwest |

KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMENDMENT No.2) ORDER 2012

SCHEDULE 3

Order to be amended:

The Strathclyde Regional Council (Various Streets, Kilmacolm)
(Waiting Restrictions) Order 1988

As amended by:

The Inverclyde Council, Kilmacolm Cross, Kilmacolm
Waiting Restrictions (Amendment No. 1) Order 2011

SCHEDULE 4

NO WAITING NO LOADING AT ANY TIME

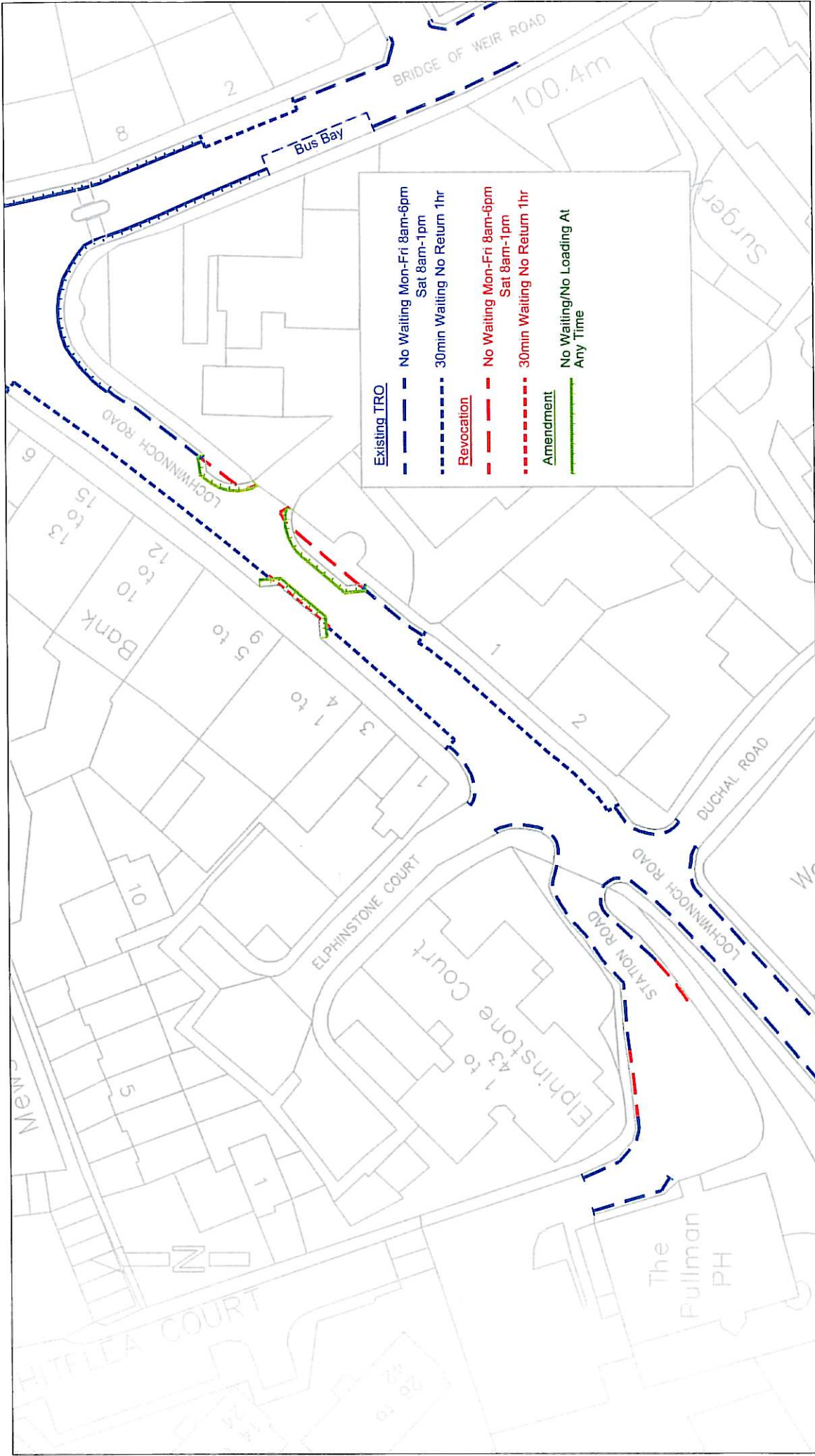
Length of Road in the
Region of Strathclyde

Side of Road to which
Restriction Applies

Lochwinnoch Road, Kilmacolm

Insert new paragraphs

- | | |
|--|-----------|
| (b) From a point 59 metres northeast of the extended northeast kerbline of Duchal Road, northeastwards for a distance of 12 metres or thereby. | Northwest |
| (c) From a point 58 metres northeast of the northeast kerbline of Duchal Road, northeastwards for a distance of 16 metres or thereby. | Southeast |
| (d) From a point 81 metres northeast of the northeast kerbline of Duchal Road, northeastwards for a distance of 8 metres or thereby. | Southeast |



**TRAFFIC REGULATION ORDER C121
KILMACOLM CROSS, KILMACOLM
WAITING RESTRICTIONS (AMEND No.2)**

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HEAD OF SERVICE
(on behalf)
71 EAST HAMILTON STREET
GREENOCK, PA15 2UA

Transportation Section
Original Drawing Size
297x210(A1)

Report To: Environment & Regeneration Committee
Date: 2nd May 2013

Report By: Corporate Director – Environment, Regeneration & Resources
Report No: E+R/13/05/16/SJ/IB

Contact Officer: Stuart Jamieson
Contact No: 01475 712401

Subject: Comet Canopy

1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval to allocate £143,000 from the Port Glasgow Regeneration allocation to the Comet Canopy.

2.0 SUMMARY

- 2.1 The SV Comet was refurbished in 2010/11 and as part of the allocation of funds provision was made to provide the vessel with a protective canopy.
- 2.2 Cost estimates for the canopy were provided at the time however it has since been discovered that the original design is not feasible due to the prevailing ground conditions.
- 2.3 A number of canopy solutions have been considered and a preferred option has been identified however this option requires allocation of an additional £54,000.
- 2.4 The refurbishment of the SV Comet and its associated canopy was to be funded from the Common Good Fund. A balance of £95,000 currently remains in the fund for this purpose.
- 2.5 The Council has allocated £250,000 for improvements in Port Glasgow and under cover of a separate report on the agenda is proposed to allocate up to £95,000 from the Common Good Fund for property improvements. It is therefore proposed to reallocate the £89,000 allocated to the Comet back to the Common Good Fund, to maintain appropriate governance within the Common Good Fund properties and for the Port Glasgow regeneration allocation to be used to pay for the outstanding £137,000 required to complete the Comet canopy.

3.0 RECOMMENDATIONS

- 3.1 That the Environment & Regeneration Committee agree to allocate £143,000 from the Port Glasgow regeneration allocation to allow the Comet canopy to be completed.
- 3.2 That the Committee remit to the Policy and Resources Committee the virement of the £89,000 SV Comet allocation back to the Common Good Fund.

Aubrey Fawcett
Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The SV Comet was refurbished in 2010/11 and as part of the allocation of funds provision was made to provide the vessel with a protective canopy.
- 4.2 Cost estimates for the canopy were provided at the time however it has since been discovered that the original design is not feasible due to the prevailing ground conditions. A number of canopy solutions have been considered and a preferred option has been identified however this option requires allocation of an additional £54,000.
- 4.3 The refurbishment of the SV Comet and its associated canopy was to be funded from the Common Good Fund. A balance of £95,000 currently remains in the fund for this purpose.
- 4.4 The aims of the Employability Fund fit well with the wider post-16 education and training reform aims of economic growth, improving life chances and sustainability, putting learners at the centre.
- 4.5 The Council has allocated a further £250,000 for regeneration works in Port Glasgow and under cover of a separate report on the agenda is proposed to allocate up to £95,000 from the Common Good Fund for property improvements. It is therefore proposed to reallocate the £95,000 allocated to the Comet back to the Common Good Fund, to maintain appropriate governance within the Common Good Fund properties, as well as providing a satisfactory level of funding within the Common Good Fund, and for the Port Glasgow regeneration allocation to be used to pay for the outstanding £143,000 required to complete the Comet canopy.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Common Good (SV Comet)	N/A	2013/14	(£95,000)	N/A	To the Common Good Fund
Port Glasgow Regeneration		2013/14	£143,000		

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

- 6.1 Consultations have taken place with the Chief Financial Officer and the Head of Property Assets and Facilities Management.

Report To:	Environment & Regeneration Committee	Date:	2nd May 2013
Report By:	Corporate Director – Environment, Regeneration & Resources	Report No:	E+R/13/05/13/SJ/GC
Contact Officer:	Stuart Jamieson	Contact No:	01475 712401
Subject:	John Wood Street and Bay Street, Port Glasgow		

1.0 PURPOSE

- 1.1 A number of shop premises belonging to the Common Good Fund in John Wood Street and Bay Street in Port Glasgow require to be modernised in their appearance. The purpose of this report is to seek Committee's approval for a report to be presented to the Policy and Resources Committee to request funds from the Common Good for their refurbishment.

2.0 SUMMARY

- 2.1 The premises at 4, 6, 8, 17 and 21 John Wood Street and 10 Bay Street are held in the Common Good Fund and administered within the Council's Commercial and Industrial Property portfolio.
- 2.2 All of the premises, with the exception of 4 John Wood Street are currently occupied.
- 2.3 It is felt that if the shop fronts and signage to the premises were upgraded using a standard style and approach, the image of these two key streets could be enhanced.
- 2.4 4 John Wood Street is not currently in a lettable condition. The premises, which extend to 958ft², were last used in 2010 as a Chinese Restaurant and takeaway. The passing rent was £13,250 on a full repairing and insuring lease.
- 2.5 The last tenant left the premises in a poor state of repair, despite best endeavours to pursue the tenant for dilapidations, the Council has not been able to make any recoveries.
- 2.6 Routine inspections of the premises have resulted in it being stripped back to a bare shell due to water ingress from the properties above along with asbestos. This effectively makes the premises unlettable.
- 2.7 Several representations relating to the condition of the premises have been received, including a representation from the Port Glasgow Traders Association, concerned about the profile of these premises.
- 2.8 Due to the size of the existing premises, it is proposed to sub-divide the premises into two shop units and to refurbish them into a lettable condition.
- 2.9 The estimated cost of the works to all of the properties is £95,000.

3.0 RECOMMENDATIONS

- 3.1 That Committee note the content of the report.

- 3.2 That Committee remit the report to the Policy and Resources Committee to approve the funding of £95,000 from the Common Good Fund.

Aubrey Fawcett

Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 Providing sustainable Town Centres remains a priority of Inverclyde Council and funds have been allocated to regenerate Port Glasgow Town Centre.
- 4.2 A number of premises, held in the Common Good Fund, are managed within the Commercial and Industrial portfolio.
- 4.2 Representations have been made to the Council about the appearance of a number of premises in the bottom half of John Wood Street and Bay Street.
- 4.3 A number of premises in the Town Centre have benefitted from direct Council investment or grants, and Riverside Inverclyde recently completed a programme of improvements in the immediate area. The premises at 4, 6, 8, 17 and 21 John Wood Street and 10 Bay Street were not eligible due to their Common Good status.
- 4.4 All but one of the premises is occupied and it is proposed simply to upgrade the stall riser, shopfront, door, fascia and signage in these premises using a common style. The premises at 4 John Wood Street are not occupied
- 4.5 The last tenant at 4 John Wood Street left the premises in a poor state of repair, despite best endeavours to pursue the tenant for dilapidations, the Council has not been able to make any recoveries. Routine inspections of the premises have resulted in it being stripped back to a bare shell due to water ingress, from the properties above along, with asbestos. This effectively makes the premises unlettable.
- 4.6 It is proposed to sub-divide the premises into two shop units and to refurbish them into a lettable condition. It is proposed to provide new aluminium shopfronts, signage, walls, suspended ceiling, electrics, heating, floor coverings along with fire and security systems.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Common Good Fund	N/A	2013/14	£95,000	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

- 6.1 The Chief Financial Officer was consulted in the preparation of this report.

**INVERCLYDE COUNCIL
REGENERATION COMMITTEE**

AGENDA AND ALL PAPERS TO:

Councillor MacLeod	1
Councillor McCabe	1
Councillor McCormick	1
Provost Moran	1
Councillor Clocherty	1
Councillor Shepherd	1
Councillor McIlwee	1
Councillor Ahlfeld	1
Councillor Grieve	1
Councillor Dorrian	1
Councillor Nelson	1

All other Members (for information only) 9

Officers:

Chief Executive	1
Corporate Communications & Public Affairs	1
Corporate Director Community Health & Care Partnership	1
Corporate Director Education, Communities & Organisational Development	1
Chief Financial Officer	2
Corporate Director Environment, Regeneration & Resources	1
Head of Regeneration & Planning	1
Head of Property Assets & Facilities Management	1
Head of Environmental & Commercial Services	1
Head of Legal & Democratic Services	1
Legal Services Manager (Procurement & Conveyancing)	1
R McGhee, Legal & Democratic Services	1
Chief Internal Auditor	1

File Copy 1

TOTAL 35

AGENDA AND ALL NON-CONFIDENTIAL PAPERS TO:

Community Councils 10

TOTAL 10