

## ENVIRONMENT & REGENERATION COMMITTEE - 16 JANUARY 2014

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### Environment & Regeneration Committee

Thursday 16 January 2014 at 3pm

**Present:** Provost Moran, Councillors Ahlfeld, Clocherty, Dorrian, McEleny (for Grieve), Jones, MacLeod, McCabe, McCormick, Nelson and Shepherd.

**Chair:** Councillor McCormick presided.

**In attendance:** Corporate Director Environment, Regeneration & Resources, Acting Corporate Director Environment, Regeneration & Resources, Ms M McCabe and Mr M Thomson (for Head of Finance), Ms V Pollock (for Head of Legal & Democratic Services), Head of Environmental & Commercial Services, Environmental Services Manager, Roads, Transport & Waste Collection, Manager of Street Scene, Burial Grounds and Registrars, Head of Regeneration & Planning, Head of Property Assets & Facilities Management, Technical Services Manager and Mr M Bingham (Corporate Communications).

**The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Committee.**

#### **24 Apologies, Substitutions and Declarations of Interest**

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An apology for absence was intimated on behalf of Councillor Grieve, with Councillor McEleny substituting.

Declarations of interest were intimated as follows:-

Agenda Item 7 (Employability Services - External Contracts) - Councillors Ahlfeld and Clocherty;

Agenda Item 8 (Housing Trend Monitoring and Annual Review of Local Plan's Housing Development Strategy (2012-13)) - Councillors Ahlfeld, McCabe and McEleny;

Agenda Item 13 (Masterplanning Study for Central East Greenock) - Councillors Ahlfeld, McCabe and McEleny; and

Agenda Item 14 (Riverside Inverclyde Operating Plan) - Councillors Clocherty and McCabe.

#### **25 Masterplanning Study for Central East Greenock**

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the progress of the development of the Central East Greenock Masterplan and (2) seeking approval of the Masterplan and the development and implementation of detailed proposals for environmental improvements in line with the Masterplan.

Councillors Ahlfeld, McCabe and McEleny declared a non-financial interest in this matter as Board Members of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

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### **Decided:**

- (1) that the Committee approve the Central East Greenock Masterplan as outlined in Appendix A to the report;
- (2) that authority be delegated to the Corporate Director Environment, Regeneration & Resources to proceed with developing detailed proposals and the implementation thereof for environmental improvements in line with the Masterplan following consultation with the local Ward 3 Members and the local community through the Area Task Group;
- (3) that it be noted Members will be asked to consider allocating further monies to the Broomhill area as part of the 2014/16 budget; and
- (4) that progress reports be submitted to the Committee throughout the period of implementation.

### **26 Riverside Inverclyde Operating Plan**

26

There was submitted a report by the Corporate Director Environment, Regeneration & Resources and the Acting Corporate Director Environment, Regeneration & Resources on (1) the progress of the development of the Inverclyde Economic Development and Regeneration Single Operating Plan, a single plan between Riverside Inverclyde and Inverclyde Council's Regeneration Services and (2) other matters being progressed by Riverside Inverclyde.

Councillors Clocherty and McCabe declared a non-financial interest in this matter as Board Members of Riverside Inverclyde. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

### **Decided:**

- (1) that the Committee note progress in relation to the development of the Inverclyde Economic Development and Regeneration Single Operating Plan and overall progress in relation to the other matters as set out in the report; and
- (2) that a Members' briefing be held in February 2014 to discuss and consult on the emerging plan proposals and that a further report outlining the detail of the Final Draft Operating Plan be submitted to the Committee in March 2014 for Members' consideration.

### **27 Environment & Regeneration Revenue Budget 2013/14 - Period 7 to 31 October 2013**

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There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources and the Head of Finance on the position of the Revenue Budget 2013/14 as at Period 7 (31 October 2013) which showed a projected underspend of £37,000.

**Decided:** that the Committee note the current projected underspend of £37,000 for 2013/14 as at 31 October 2013.

### **28 Environment & Regeneration Capital Programme 2013/14 to 2015/16 - Progress**

28

There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources and the Head of Finance on the position of the projects within the Environment & Regeneration Capital Programme.

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**Decided:** that the Committee note the current position of the Capital Programme 2013/16 and the progress of the specific projects detailed in Appendices 1 and 2 to the report.

Councillor McCabe left the meeting at this juncture.

### 29 SOLACE Indicators 29

There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources (1) providing an overview of the relevant SOLACE (Society of Local Authority Chief Executives) Indicators which benchmarked specific data for the financial years 2010/11 and 2011/12 and (2) highlighting Inverclyde Council's position for the Environment & Regeneration Committee Indicators and any proposed action.

(Councillor McCabe returned to the meeting during consideration of this item of business).

**Decided:**

(1) that the Committee note the report and approve the proposals on the action for each of the Indicators; and

(2) that the Committee note that a report on the 2012/13 Indicators will be presented to the Committee as soon as the results are published with the performance and proposed actions and annually thereafter.

### 30 External Funding Strategy Report 30

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of an External Funding Strategy for the period 2014-2020, a copy of which was appended to the report.

**Decided:** that the Committee approve the External Funding Strategy Document 2014-2020.

### 31 Employability Programme - 2013/14 31

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the performance and future of the Skills Development Scotland Employability Programme, formerly known as Get Ready for Work.

**Decided:**

(1) that the Committee note the content of the report; and

(2) that the Committee note the proposal to submit a new contract for the period 2014-2015 and approve acceptance of the contract should the bid be successful.

### 32 Employability Services - External Contracts 32

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) providing contract performance information on the delivery of contracts funded via the Regeneration Fund Programme 2013-2014 for the period April-December 2013 and (2) where considered appropriate, seeking authority to extend existing contracts for an additional six months.

Councillors Ahlfeld and Clocherty declared a non-financial interest in this matter as Directors of Inverclyde Community Development Trust. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

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### **Decided:**

- (1) that the Committee note the performance of contracts for the period April-December 2013 as set out in annex 1 to the report;
- (2) that the Committee authorise the six month contract extension, subject to final budget approval; and
- (3) that the Corporate Director Environment, Regeneration & Resources be authorised to submit appropriate bids for European Structural Funds as they become available and to accept any offer of grant.

### **33 Housing Trend Monitoring and Annual Review of Local Plan's Housing Development Strategy (2012-13) 33**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources informing the Committee of the annual monitoring and review of the Local Plan's Housing Development Strategy.

Councillors Ahlfeld, McCabe and McEleny declared a non-financial interest in this matter as Board Members of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

### **Decided:**

- (1) that the Committee endorse the findings and interpretation of this year's annual monitoring, in accordance with the requirements of Local Plan Policy H7; and
- (2) that it be noted there is sufficient capacity in the "Effective Land Supply" to meet demand and therefore there is no need to increase the land supply through greenfield release in advance of the adoption of the Local Development Plan.

### **34 Environmental and Commercial Services (Roads) 34** **Roads Defects - Proposals**

There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources (1) on proposals to improve the effectiveness of defect management, in particular the issue of potholes, and (2) seeking approval for increased funding for the period 2014/16.

### **Decided:**

- (1) that the Committee note the various challenges faced by the Council in terms of managing roads defects;
- (2) that the Committee endorse the short and medium term actions outlined in section 7 of the report and note that updates on progress will be reported to the Committee twice per year; and
- (3) that a request for £500,000 to increase maintenance expenditure on roads defects and drainage be remitted to the 2014/16 budget process.

### **35 New Earmarked Reserves Proposals 35**

There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources seeking approval for proposals in respect of new earmarked funds allocated to the Environment & Regeneration Committee by the Policy & Resources Committee of 24 September 2013 for play areas and improvements in parks

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and cemeteries and further funding from reserves allocated by the Policy & Resources Committee of 19 November 2013 to upgrade and improve Kelburn Park and other Council parks adversely affected by unauthorised gypsy traveller encampments in the recent past.

**Decided:**

- (1) that the Committee approve expenditure of the available play area investment of £200,000 on upgrading Fox Street play area (£180,000) and the installation of a new play area at Gibshill, subject to further public consultation (£20,000);
- (2) that approval be given to £100,000 worth of repairs to footpaths and roadways associated with Kilmacolm, Port Glasgow and Gourrock Cemeteries and Birkmyre Park, Port Glasgow;
- (3) that approval be given to expenditure of £50,000 to review security measures at Kelburn Park and Parklea and where appropriate modify them to suit current requirements and for re-surfacing roadways and footways within Kelburn Park;
- (4) that the Committee note assessments of the wooden bridge and river defences within Kelburn Park are being carried out and that recommendations will be included within the Open Space Asset Management Plan; and
- (5) that the Committee note the position in respect of the upgrading of Coronation Park and that officers will review the original scheme and present recommendations to a future meeting of the Committee as to how to invest the available funds.

**36 Environmental and Commercial Services (Roads) - Proposed RAMP/Capital Programme for Carriageway Proprietary Surface Treatments (2014/15) 36**

There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources on the proposed capital programme for carriageway proprietary surface treatments for 2014/15.

**Decided:** that the Committee approve the programme and spend profile for 2014/15 as outlined in paragraph 5.1 of the report.

**37 Proposed Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No 4 2013 37**

There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order to accompany the provision of parking bays for the disabled.

**Decided:** that the Inverclyde Council be recommended to make the Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No 4 2013 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Democratic Services to arrange for implementation of the Order.

**The Convener being of the opinion that the undernoted report by the Corporate Director Environment, Regeneration & Resources was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the works and services proposed, if agreed, to be progressed at the earliest opportunity. This was agreed unanimously.**

**38 Additional Earmarked Reserves - Regeneration & Planning**

38

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval for proposals in respect of the surplus reserves allocated by the Policy & Resources Committee of 24 September 2013 for shop front improvements and further employability measures.

**Decided:**

- (1) that approval be given to the use of the surplus reserve allocation for the proposed shop front and signage upgrade works in the specified areas as set out in the report; and
- (2) that approval be given to the use of the surplus reserve allocation for the employability measures identified in paragraph 4.5 of the report.

**It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during consideration of the following items on the grounds that the business involved the likely disclosure of exempt information as defined in the respective paragraphs of Part I of Schedule 7(A) of the Act as are set opposite each item.**

<b>Item</b>	<b>Paragraph(s)</b>
<b>Lighting Maintenance Contract - Update Report</b>	<b>6, 8 and 9</b>
<b>Proposed Transfer of Site of Former Mearns Centre, Greenock</b>	<b>2, 6 and 9</b>
<b>Former Tied Houses</b>	<b>2, 6 and 9</b>
<b>Ground Lease - Cardwell Road, Gourock</b>	<b>2, 6 and 9</b>
<b>Lease of Premises - Broomhill Way, Greenock</b>	<b>2, 6 and 9</b>
<b>Lease of Premises - Dubbs Road, Port Glasgow</b>	<b>2, 6 and 9</b>
<b>Lease of Premises - Dubbs Road, Port Glasgow</b>	<b>2, 6 and 9</b>
<b>Lease of Premises - Bay Street, Port Glasgow</b>	<b>2, 6 and 9</b>
<b>Lease of Premises - Moss Road, Port Glasgow</b>	<b>2, 6 and 9</b>
<b>Lease of Premises - Anderson Street, Port Glasgow</b>	<b>2, 6 and 9</b>
<b>Property Assets Management Report</b>	<b>2, 6 and 9</b>

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- 39      Lighting Maintenance Contract - Update Report      39**
- There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources on the progress of matters relating to the previous lighting maintenance contract and the appointment of Amey Ltd for street lighting maintenance from 1 January 2014 and the Committee agreed to the action recommended, all as detailed in the appendix.
- 40      Proposed Transfer of Site of Former Mearns Centre, Greenock      40**
- There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources on the current situation with the proposal to transfer land comprising the site of the former Mearns Centre and the Committee agreed to the action recommended, all as detailed in the appendix.
- 41      Former Tied Houses      41**
- There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources (1) on the current position of employees and sitting tenants residing within Council owned residential accommodation and (2) seeking approval for all such occupancies to be placed on a level footing by entering into appropriate tenancy agreements and the Committee agreed to the action recommended, all as detailed in the appendix.
- 42      Ground Lease - Cardwell Road, Gourock      42**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Cardwell Road, Gourock and the Committee agreed to the action recommended, all as detailed in the appendix.
- 43      Lease of Premises - Broomhill Way, Greenock      43**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Broomhill Way, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.
- 44      Lease of Premises - Dubbs Road, Port Glasgow      44**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Dubbs Road, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.
- 45      Lease of Premises - Dubbs Road, Port Glasgow      45**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Dubbs Road, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.

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- 46 Lease of Premises - Bay Street, Port Glasgow 46**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Bay Street, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.
- 47 Lease of Premises - Moss Road, Port Glasgow 47**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Moss Road, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.
- 48 Lease of Premises - Anderson Street, Port Glasgow 48**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Anderson Street, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.
- 49 Property Assets Management Report 49**
- There was submitted a report by the Acting Corporate Director Environment, Regeneration & Resources on activities and proposals for the management of the Council's Property Assets. Following consideration, the Committee agreed to the action recommended in respect of (1) St Stephen's High School, (2) Highlanders Academy, (3) premises at Nicolson Street, Greenock and (4) premises at Alderwood Road, Port Glasgow, all as detailed in the appendix.