

Report To: Education & Communities Committee

Date: 6 May 2014

Report By: Head of Safer & Inclusive Communities

Report No:
EDUCOM/34/14/DH

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Subject: Clune Park Regeneration Plan Progress Report

1.0 PURPOSE

- 1.1 The purpose of this report is to provide Committee with an update on the proposed regeneration of the Clune Park area of Port Glasgow.

2.0 SUMMARY

- 2.1 The Regeneration Plan for the Clune Park Area was approved by the Safe, Sustainable Communities Committee in May 2011. The Housing Supply Division (HSD) is supportive of the approach taken by the Council but is unable to provide additional funding to the plan other than general housing investment to provide housing re-provisioning off site.
- 2.2 The Regeneration Plan features prominently in the approved Inverclyde Local Housing Strategy 2011-2016 (the LHS) and is the number one priority in the associated existing and the proposed Strategic Housing Investment Plan 2013-2018 (the SHIP).
- 2.3 The SHIP programme informs the Strategic Local Programme (SLP) for the Inverclyde Council area. The amended SLP includes developments at Lower Mary Street and at Woodhall, Port Glasgow to provide re-provisioning of 46 and 15 housing units respectively for the Clune Park residents.
- 2.4 A structural survey has found that the concrete roof beams are in a serious state of disrepair in a significant number of properties. This Committee at its meeting of 11 March 2014 agreed to make Demolition Orders on a further 26 tenements after consideration of a Structural Engineers report on 28 tenements. These Demolition Orders are being progressed. A further structural survey has now been completed on the remaining 17 tenement blocks in the Clune Park area. The results of this further survey are detailed in a separate report. 132 of the 430 properties within the Clune Park area are currently the subject of Closing /Demolition Orders.

3.0 RECOMMENDATIONS

- 3.1 That the Committee:

- a) Note current progress in respect of the Clune Park Area Regeneration Plan and agrees that further progress updates are submitted to future meetings of this Committee

4.0 BACKGROUND

4.1 The Clune Park Area Regeneration Plan brings together all of the people-related and property-related issues that must be addressed in order to regenerate the area. The plan has been refined and developed in the light of the results of the Private Sector House Condition Survey (PSHCS) carried out in 2011 and of the Personal Housing Plans PHP visits that have been completed to date. The revised plan was submitted to Scottish Government officials in November 2011, as requested, and a written response was finally received in July 2012. Political and financial commitments have been given by Inverclyde Council to the approved Regeneration Plan.

5.0 ACTION TO DATE

5.1 The Regeneration Plan proposes to rehouse existing residents off-site resulting in the separation of people and property. Discussions have been held between Inverclyde Council, HSD officials and Registered Social Landlords to determine which projects in the SHIP programme are to be undertaken. This has informed the SLP for the Inverclyde Council area. The clear priority given to the Clune Park area in the LHS and in the SHIP has helped secure the regeneration of the area through the allocation of Affordable Housing Supply Programme funding to the SLP over the next three years. The amended SLP approved at the last Committee includes developments at Lower Mary Street and at Woodhall, Port Glasgow to provide reprovisioning of 46 and 15 housing units respectively for the Clune Park residents.

5.2 Environmental Health staff have completed a Tolerable Standard assessment in terms of the Housing (Scotland) Act 1987 of all 430 flats which has resulted in 132 flats being currently found to be Below the Tolerable Standard (BTS) and which are currently subject to Closing or Demolition Orders. The Regeneration Plan sets out the strategy for consolidating these "closed" flats with acquired Above Tolerable Standard flats (ATS) into whole blocks and these blocks will ultimately be demolished using the same legislation.

5.3 The Council has been successful in defending appeals against Demolition Orders for 2 tenement blocks. A third appeal has been withdrawn by the appellant who has agreed to transfer ownership of their 4 flats in the tenement to the Council

5.4 A Communications Strategy designed to ensure that the local populace and everyone with an interest in the Clune Park area is kept informed of developments is in place. A full explanation of the strategy as set out in the Regeneration Plan has been given to private landlords who own and manage properties in the Clune Park area and they will be kept apprised of progress as the Plan is rolled out.

5.5 A number of owners have approached the Council to transfer ownership of their properties which are subject to Closing or Demolition Orders at nil value and remove their liability for the demolition costs. The Committee has agreed to grant delegated powers to the Corporate Director Education, Communities & OD to acquire properties that are BTS at nil value.

5.6 An external condition survey was completed in June 2013. This survey found structural cracking which was at a level not previously seen and affects 28 of the 45 tenements in the area. A structural engineer was instructed to assess this structural problem. He reported that the cracking is caused by the deterioration of a fundamental element in the construction of the flat roofs of all blocks within this estate. The steel in the reinforced

concrete roof beams is corroding causing the beams to expand which in turn is placing stresses on the wall heads causing structural cracking. This is a progressive fault which will ultimately result in structural failure.

5.7 Letters advising all the owners and residents of the information from the Engineer's report on the condition of their properties have been issued.

5.8 Following the presentation of a report on the structural condition of 28 tenements to this Committee on 11 March 2014, it was agreed to make Demolition Orders on 26 tenements in the Clune Park Area. Two tenements are already the subject of Demolition Orders. The making and service of the said Demolition Orders are being progressed with assistance Legal and Property Services.

6.0 FURTHER ACTION REQUIRED

6.1 The original Structural Engineers report indicated that all properties within the Clune Park estate are of similar construction and so the roofing fault is likely to affect all the 45 tenements in the estate. The Structural Engineer was therefore requested to survey the remaining 17 tenements, which has now been received by the Council. The results of this most recent survey are considered in a separate report to this Committee.

7.0 IMPLICATIONS

7.1 Strategic

The progression of the regeneration of Clune Park, through the Strategic Housing Investment Plan 2013-2018 and the SLP, will make a valuable contribution to several strategic aims and objectives as set out in the:

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

7.2 Financial

The Council's current financial commitment to the Clune Park Area Regeneration Plan is as follows:

Financial Implications - One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement From	Other Comments
Clune Park Regen.	Clune Park Regeneration	2012/15	£2,646,000		
TOTAL			£2,646,000		

Financial Implications - Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
N/A					

7.3 Human Resources

Currently being met within existing and temporary staffing.

7.4 Legal

Legal and Property Services are continuing to provide advice and guidance on the roll out of the Regeneration Plan to ensure that all possible remedies are pursued and that actions are taken in compliance with appropriate legislation. The Regeneration Plan is based upon existing legislation however the Service is reviewing any changes in legislation.

7.5 Equalities

When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

7.6 Repopulation

This plan is intended to help remove an area of housing blight in Inverclyde and therefore improve the overall area.

8.0 CONSULTIONS

8.1 Officers from Legal, Property and Finance Services are regularly consulted on this regeneration plan.

9.0 LIST OF BACKGROUND PAPERS

- 9.1
- Robert Street Area - Housing Options Study: June 2006
 - Robert Street Area – Housing Options Study, Environment & Regeneration Committee, January 2007. ECP/HOU/BB07MSB/010
 - Robert Street Area – Regeneration Strategy Steering Group Update, SSCC, June 2007. ECP/HOU07WR/032
 - Robert Street Area – Regeneration Strategy Steering Group Update, SSCC 25 October 2007. ECP/HOU/WR07/046
 - Clune Park Regeneration: Progress Report – SSCC, March 2011. ECP/Plan/WR10/008
 - Clune Park – Proposed Regeneration Plan – Special SSCC May 2011. SCS/64/11/AH/DH
 - Clune Park Regeneration: Progress Report – SSCC, August 2011. SCS/65/11/AH/DH
 - Clune Park Regeneration: Progress Report – SSCC, January 2012. SCS/85/12/AH/DH
 - Clune Park Regeneration: Progress Report – SSCC, March 2012. SCS/94/12/AH/DH

- Clune Park Regeneration: Progress Report – E&CC, June 2012. EDUCOM/01/12/AH/DH
- Affordable Housing Investment – Strategic Local Plan – E&CC, September 2012. EDUCOM/16/12/AH/DH
- Clune Park Regeneration: Progress Report – E&CC, September 2012. EDUCOM/18/12/AH/DH
- Clune Park Regeneration: Progress Report – E&CC, October 2012. EDUCOM/38/12/AH/DH
- Clune Park Regeneration: Progress Report – E&CC, January 2013. EDUCOM/01/13/DH
- Clune Park Regeneration: Progress Report – E&CC, March 2013. EDUCOM/32/13/DH
- Clune Park Regeneration: Progress Report – E&CC, May 2013. EDUCOM/47/13/DH
- Clune Park Regeneration: Progress Report – E&CC, September 2013. EDUCOM/61/13/DH
- Clune Park Regeneration: Review Report – E&CC, November 2013. EDUCOM/78/13/DH
- Clune Park Regeneration: Progress Report – E&CC, January 2014. EDUCOM/10/14/DH
- Clune Park Regeneration Plan Update – Structural Conditions Report – E&CC, March 2014. EDUCOM/22/14/DH
- Clune Park Regeneration: Progress Report – E&CC, March 2014. EDUCOM/31/14/DH