
Report To:	Environment & Regeneration Committee	Date:	4 September 2014
Report By:	Corporate Director Environment, Regeneration & Resources and Acting Corporate Director Environment, Regeneration & Resources	Report No:	LP/024/14
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Subject:	Review of Outstanding Remits		

1.0 PURPOSE

- 1.1 The purpose of this report is to review the Committee's outstanding remits which were approved prior to 31st March 2014, update the Committee of the position and, where appropriate, recommend action to be taken.

2.0 SUMMARY

- 2.1 There are a number of outstanding matters which have been remitted to Officers for action prior to 31st March 2014 and which require to be reported back to the Committee.
- 2.2 The current position in respect of the Committee's outstanding remits is set out in section 5 below.

3.0 RECOMMENDATION

- 3.1 That the Committee note the position with regard to the Committee's outstanding remits as set out in section 5 of this report.

Aubrey Fawcett
Corporate Director Environment, Regeneration & Resources

Alan Puckrin
Acting Corporate Director Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 There are a number of matters which have been remitted to Officers for action prior to 31st March 2014 and which require to be reported back to the Committee.
- 4.2 The current position in respect of these outstanding remits is set out in section 5 below.

5.0 CURRENT POSITION

5.1 Strategic Regeneration Projects

- 5.1.1 The Committee at the meeting held on 17 January 2008 considered a report by the Corporate Director Regeneration & Resources providing an update on the issues relating to a number of strategic regeneration projects and agreed *inter alia* that, with regard to the transfer of assets to Riverside Inverclyde, the Corporate Director Regeneration & Resources be authorised to conclude legal agreements to transfer land to Riverside Inverclyde in accordance with the detail outlined in paragraph 5.3 of the report and that following completion of transfer the Committee be advised in due course of any implications regarding clawback by Scottish Enterprise Renfrewshire (Min Ref - paragraph 77(3)).
- 5.1.2 The report on Riverside Inverclyde's Operating Plan 2011-12 submitted to the meeting of the Committee on 12 May 2011 included reference to the clawback clause with Scottish Enterprise relative to the East India/Victoria Harbours development. Clarification from Scottish Enterprise is awaited on any implications regarding clawback relative to the other sites transferred to Riverside Inverclyde and a report will be submitted to the Committee in due course.

5.2 Land at Mansion Avenue, Port Glasgow

- 5.2.1 Following consideration of a report seeking consent to declare a site at Mansion Avenue, Port Glasgow surplus to requirements the Committee, at its meeting on 8 May 2008, agreed that it be remitted to the Corporate Director Regeneration & Resources in consultation with the appropriate officers to consider the wider development within Woodhall with all relevant stakeholders and report back to the next meeting of the Committee (Min Ref - paragraph 389(3)).
- 5.2.2 River Clyde Homes are progressing phase 2 and 3 of the redevelopment of Woodhall which forms part of Inverclyde Council's Strategic Local Plan. Discussions are underway with RCH to transfer an area of ground on Parkhill Ave to Inverclyde Council the intention being to develop a multi use games area (MUGA) on the site. This item is currently in the September property assets management report.

5.3 Inverkip Library The library is presently located within Wemyss Bay Primary School whilst plans for the new community facility are developed. Although nearing completion, the master plan which includes outdoor facilities as well as the community building is not yet finalised.

- 5.3.1 A report seeking approval for the inclusion of the Inverkip Library within the proposed Inverkip Community Centre and an expansion of the current service was submitted to the Regeneration Committee on 1 September 2011 and it was agreed *inter alia* that the Corporate Director Regeneration & Environment enter into discussions with the Community Group to agree a suitable scheme and lease agreement following which a report be submitted to the Committee (Min Ref - para 555(1)).
- 5.3.2 Proposals to include the library within the community facility have been developed and will be progressed as part of the overall scheme in due course.

5.4 Asset Management Plan – Depot Rationalisation

- 5.4.1 Following consideration of a report relative to the above the Committee on 7 June 2012 agreed *inter alia* that a report on options for the future of the Devol Depot, including the option of

retention for community use, be submitted to the Committee (Min Ref – para 330(3)).

- 5.4.2 Devol will be vacated of all council staff by 31st March 2015. The Building Services Unit will go to Pottery Street and the Property Maintenance Officers will go to Strone Office. The community group presently use part of the property on a very limited basis and proposals for their future accommodation are being considered.

5.5 Proposals for School Sites – St Gabriel’s Primary School

- 5.5.1 At the meeting on 30 August 2012, the Committee considered a report on proposals for the disposal of various school estate sites in the Council’s ownership and the interim management of the vacant sites until a disposal is effected. With regard to the site at St Gabriel’s Primary School, it was remitted to the Head of Property Assets & Facilities Management to consult fully with the local community and to report to the Committee thereafter (Min Ref - para 478(4)).
- 5.5.2 Discussions with the local Community Council are ongoing. The overall land in Council ownership at this location is larger than first anticipated and the proposed future use of the whole area will be the subject of a more in depth report in due course.

5.6 Port Glasgow Strategic Regeneration Project Update

- 5.6.1 A report updating the Committee on the progress of the further consultation and the implementation of proposals for the regeneration of Port Glasgow town centre was considered by the Committee at the meeting on 25 October 2012 and it was noted, *inter alia*, that a Regeneration Plan for the long term development would be brought forward for Members’ consideration in early 2013 (Min Ref - para 613(2)).
- 5.6.2 Following the successful award of Scottish Government funding Riverside Inverclyde has undertaken a ‘charette’ masterplanning process and a draft town centre regeneration strategy has been prepared. It is intended this will be presented to the Port Glasgow Members Working Group in August and submitted to Committee thereafter.

5.7 Property Assets Management Report – Former Kempock House

- 5.7.1 Arising from consideration of a report on the above, the Committee at the meeting on 17 January 2013 agreed that the site of the former Kempock House be declared surplus to requirements and that it be remitted to the Corporate Director Environment, Regeneration & Resources to place the subjects on the open market, to set a closing date for offers when it has been established that a suitable level of interest has been expressed by potential buyers, and that the offer which is considered to provide the most economical advantage to the Council be submitted to the Committee for approval (Min Ref – para 52(5)).
- 5.7.2 No suitable offers were received and the site is now being remarketed.

5.8 Flood Management Study – Findings and Funding Priorities

- 5.8.1 At its meeting on 31 October 2013, the Committee considered a report on the findings of the Inverclyde Flood Management Study and the Inverclyde Flood Plan Study and *inter alia* noted that the Head of Environmental & Commercial Services would bring forward a further report identifying future years annual routine maintenance spend requirements for drainage and culvert maintenance (Min Ref – para 671(3)).
- 5.8.2 Update report to go to Committee on 15 January 2015 addressing the outstanding remit.

5.9 Asset Management Plan – Scoping of Future Investment

- 5.9.1 Following consideration of a report on proposals to identify future investment requirements for the Council’s property stock and seeking approval to appoint consultants to undertake condition surveys, the Committee at the meeting on 31 October 2013 noted the proposals for the development of a revised Asset Management Plan, and that this would be reported to the

September 2014 meeting of the Committee with a new investment programme and revised funding model for consideration (Min Ref – para 677(1)).

5.9.2 Condition surveys have been received and are being analysed. A report containing Officers' recommendations will be submitted as part of the 2015/18 budget process.

5.10 Property Assets Management

5.10.1 Arising from consideration of a report to the 31 October 2013 meeting of the Committee on activities and proposals for the management of the Council's property assets, it was agreed that a further report or reports on any offers received for the former Garvel Deaf Centre, York Road, Greenock, the site of Lilybank School, Birkmyre Avenue, Port Glasgow and/or the site at Broadstone Avenue, Port Glasgow be submitted to the Committee for approval in due course (Min Ref – para 680(3)).

5.10.2 Lilybank School will be demolished within the next 2-3 weeks following which the site together with the adjacent Broadstone Avenue site will be placed on the market. It is considered more advantageous to bring the surplus sites to the market on a phased basis, particularly in the current financial climate. The former Garvel School for the deaf will be brought to the market shortly thereafter. Reports on any offers received following closing dates will be submitted to the Committee in due course.

5.10.3 Additionally, as part of the decision in relation to the Property Assets Management report submitted to the Committee on 16 January 2014, it was agreed that, subject to the decision of the Education & Communities Committee on 21 January 2014, Highlanders Academy be declared surplus to requirements and placed on the open market for disposal with a closing date for offers being set when the level of interest deems it appropriate and with offers being submitted to the Environment & Regeneration Committee for a decision (Min Ref – para 49(2)).

5.10.4 Highlanders Academy will be brought to the market when considered suitable and a report on any offers received will be submitted to Committee thereafter.

6.0 IMPLICATIONS

Finance

6.1 There are no direct financial implications arising from this report, any financial implications will be included in future reports to the Committee.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

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

Legal

6.2 There are no direct legal implications arising from this report.

Human Resources

6.3 There are no direct human resources implications arising from this report.

Equalities

6.4 There are no direct equalities implications arising as a result of this report.

Repopulation

6.5 There are no direct repopulation implications arising from this report.

7.0 CONSULTATION

7.1 The Corporate Director Environment, Regeneration & Resources, the Acting Corporate Director Environment, Regeneration & Resources and relevant Heads of Service have been consulted in the preparation of this report.

8.0 LIST OF BACKGROUND PAPERS

8.1 None.