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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b> 9 September 2014
<b>Report By:</b>	<b>Head of Safer &amp; Inclusive Communities</b>	<b>Report No:</b> EDUCOM/56/14/DH
<b>Contact Officer:</b>	<b>Drew Hall</b>	<b>Contact No:</b> 01475 714272
<b>Subject:</b>	<b>Clune Park Regeneration Plan Progress Report</b>	

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to provide the 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 top 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 roofs are in a serious state of disrepair in all the properties in the estate. This Committee at its meetings in March and May agreed to make Demolition Orders on all the flats in the remaining 42 tenements. 3 tenements and a single property are already subject to Demolition Orders.
- 2.5 274 Appeals against the Demolition Orders have been lodged with the Sheriff Court. The Initial hearing for the Appeals has been scheduled for 24 September.

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee note current progress in respect of the Clune Park Area Regeneration Plan and agree that further progress updates are submitted to future meetings of this Committee.

**John Arthur**  
**Head of Safer & Inclusive Communities**

## **4.0 BACKGROUND**

- 4.1 The Clune Park Area Regeneration Plan brings together all of the people-related and property-related issues that must be addressed in order to regenerate the area. The plan has been refined and developed in the light of the results of the Private Sector House Condition Survey (PSHCS) carried out in 2011 and of the 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 completed a Tolerable Standard assessment in terms of the Housing (Scotland) Act 1987 of all 430 flats by June 2013 which resulted in 132 flats being found to be Below the Tolerable Standard (BTS) and which were subject to Closing or Demolition Orders.
- 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 are 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. 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 roofs is corroding causing the roof structure 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 reports on the structural condition of 28 tenements to this Committee on 11 March 2014 and on the 17 other tenements to this Committee on 6 May 2014, it was agreed to make Demolition Orders on 42 tenements in the Clune Park Area. Three tenements and one single property are already the subject of Demolition Orders. The service of the said Demolition Orders was completed at the end of June 2014 with the assistance of Legal and Property Services.
- 5.9 The Council has agreed financial aid to residents who will lose their only home as a result of the service of the Demolition Orders.

## **6.0 FURTHER ACTION REQUIRED**

- 6.1 274 Appeals against the Demolition Orders have been lodged with the Sheriff Court. The Initial hearing for the Appeals has been scheduled for the 24<sup>th</sup> September. The final decision on the Appeals by the Sheriff will take a number of months.
- 6.2 Progress on actual demolition can only begin when the Appeals process has run its course and after the expiry of the evacuation period to allow residents to vacate their flat. Officers will be monitoring the progress of appeals to ensure that demolition contracts are tendered and progressed as quickly as is practical.
- 6.3 Following an approach by a flat owner, the Council's Legal Service advise that homeowners and tenants may apply within 3 months of the service of the Demolition Order for a "Well Maintained Payment" under the Housing (Scotland) Act 1987 if their property has been vacated as a result of the Order and if their property has been assessed as being well maintained. Officers will submit assessment criteria for approval at the next meeting of the Committee.
- 6.4 The budget impact of the Well Maintained Payments can only be fully determined when we know the number of applications and each property has been assessed. However as the Council is taking the demolition action largely because this housing estate has not been well maintained it is considered that few applications will be successful. An estimated allowance has been included in the updated detailed budget in Appendix 1.

## **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

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

## Financial Implications - Annually Recurring Costs/ (Savings)

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>With Effect from</b>	<b>Annual Net Impact</b>	<b>Virement From (if applicable)</b>	<b>Other Comments</b>
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
- Clune Park Regeneration Plan Update – Structural Conditions Update Report – E&CC, May 2014. EDUCOM/35/14/DH
- Clune Park Regeneration: Progress Report – E&CC, May 2014. EDUCOM/34/14/DH

<b>PROJECT : CLUNE PARK REGENERATION</b>				
<b>1. PROJECT EXPENDITURE PROFILE</b>				
	1	2	8	
	Unit Nos.	Unit Cost	Total	
Homeless Payment	145	£1,500	£217,500	
Disturbance Allowance	145	£500	£72,500	
Sellers Conveyancing Costs	300	£350	£105,000	
Scheme of Assistance	12	£12,500	£150,000	
Power of Wellbeing Aid	13	£10,500	£136,500	
Well maintained Payments	15	£5,000	£75,000	
Staff costs	3	£42,000	£126,000	
Staff costs	0.5	£35,000	£17,500	
Survey costs		£20,000	£20,000	
Pre-demo Surveys	45	£2,000	£90,000	
Pre-demo disconnections	45	£2,000	£90,000	
Demolition (inc. fees and permissions)	14	£80,000	£1,120,000	
Security	45	£1,000	£45,000	
Contingencies ( Legal Fees etc)		£381,000	£381,000	
<b>Total Project Expenditure Profile</b>			<b>£2,646,000</b>	
<b>2. Approved Budget</b>			<b>Total</b>	
<b>Total Funding Available</b>			<b>£2,646,000</b>	
No allowance has been made for costs associated with CPO of the cleared plots				