

A meeting of the Environment & Regeneration Committee will be held on Thursday 31 October 2019 at 3pm within the Municipal Buildings, Greenock.

GERARD MALONE
Head of Legal and Property Services

BUSINESS

****Copy to follow**

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<p>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.</p>			
NEW BUSINESS			
21.	<p>West of Scotland Loan Fund Report by Corporate Director Environment, Regeneration & Resources providing an update on the current status of the West of Scotland Loan Fund and seeking approval to amend the Articles of Association of Business Loans Scotland</p>	Para 6	p
22.	<p>Upper Kirn Dive, Gourock Proposed Residential Development and Road Widening Appendix relative to Agenda Item 5 comprising individual letters from petitioners and individual representations</p>	Para 1	p
23.	<p>Clune Park Regeneration Plan Progress Report: Update on Current Actions Report by Corporate Director Environment, Regeneration & Resources providing an update on the current actions to implement the Council's decisions in the Clune Park Estate</p>	Paras 6, 9, 12 & 13	p
24.	<p>Property Assets Management Report Report by Corporate Director Environment, Regeneration & Resources making recommendations in respect of a number of property assets</p>	Paras 2, 6 & 9	p

Enquiries to – **Rona McGhee** – Tel 01475 712113

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/97/19/AP/MMcC
Contact Officer:	Mary McCabe	Contact No:	01475 712222
Subject:	Environment and Regeneration 2019/20 Revenue Budget – Period 5 (31 August 2019)		

1.0 PURPOSE

- 1.1 To advise the Committee of the 2019/20 Revenue Budget position at period 5 to 31 August 2019.

2.0 SUMMARY

- 2.1 The revised 2019/20 budget for Environment and Regeneration is £24,021,000 which excludes Earmarked Reserves.
- 2.2 The latest projection, excluding Earmarked Reserves, is an underspend of £82,000, a reduction in spend of £16,000 since Period 3 Committee.
- 2.3 The main material variances projected at Period 5 are:
- i. Turnover savings across the Committee (not offset by other expenditure or reduced income) of £82,000.
 - ii. An over recovery of Industrial and Commercial income of £50,000 due to back dated income for transmitters. This over recovery is one-off in nature as it relates to prior years.
 - iii. Additional property costs associated with surplus properties awaiting disposal of £47,000.
 - iv. A projected underspend of £73,000 within the Recycling contract and £39,000 in the residual waste contract, partly due to a reduction in tonnages treated.
 - v. A net under recovery in Roads Operations income of £100,000. This position takes account of the current workload and is due in part to high levels of short term sickness. A review is underway into the Roads Operations recharge rate and any impact on the projected outturn will be included in future monitoring reports.
- 2.4 Operational Earmarked Reserves for 2019/20 total £4,659,000 of which £1,570,000 is projected to be spent in the current financial year. As detailed in Appendix 4 expenditure of £411,000 (26% of projected spend or 120% of phased budget) has been incurred to Period 5.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes the current projected underspend for 2019/20 of £82,000 as at 31 August 2019.
- 3.2 The Committee is asked to approve virement as detailed in Section 7 and Appendix 5.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The purpose of this report is to advise the Committee of the current position of the 2019/20 budget and to highlight the main issues contributing to the projected underspend.
- 4.2 The revised 2019/20 budget for Environment and Regeneration, excluding earmarked reserves, is £24,021,000. This is an increase of £126,000 from the approved budget. Appendix 1 gives details of this budget movement.

5.0 2019/20 CURRENT POSITION

- 5.1 The current projection for 2019/20 is an underspend of £82,000 (0.34%).

5.2 Regeneration & Planning - £169,000 underspend

The current projected out-turn for Regeneration & Planning is an underspend of £169,000, a reduction in spend of £99,000 since the last Committee.

The main issues relating to the current projected underspend for Regeneration & Planning are detailed below and in Appendix 3:

(a) Employee Costs

There is a projected underspend of £170,000 in employee costs, a reduction in spend of £91,000 due to:

- i. Turnover savings within Economic Development of £60,000 resulting from delays in filling vacant posts. This includes budget for a Regeneration & Planning Policy Manager post transferred from RI, but not yet filled.
- ii. Turnover savings within Building Services of £24,000.
- iii. Turnover savings within Planning Building Control of £53,000, which are partly offset by an under recovery of fee income.
- iv. Other turnover savings across the service amounting to £33,000.

(b) Supplies & Services

Within supplies and services there is a projected £120,000 overspend within Building Services direct purchases and sub-contractors. This is due to the current workload and is offset by additional income.

(c) Payments to Other Bodies

There is a projected overspend of £117,000 in payments to other bodies, as previously reported, mainly due to expenditure on grant funded projects: Smarter Choices and Innovation & Integration of £73,000 and £30,000 respectively. This expenditure is offset by grant income, per 5.2 (d)(i) below.

(d) Income

There is a projected over recovery in income of £248,000, mainly due to:

- i. Grant income for Smarter Choices and Innovation and Integration of £103,000, as outlined at 5.2 (c) above.
- ii. An over recovery of Commercial rental income of £50,000 mainly due to backdated income relating to transmitters, covering a five year period.
- iii. An over recovery of Building Services income of £120,000, offset by increased supplies and services costs, per 5.2(b) above.

- iv. An under recovery in Planning fee income of £30,000. This is offset by turnover savings.

5.3 Property Services - £114,000 overspend

The current projected out-turn for Property Services is an overspend of £114,000, an increase in spend of £26,000 since Period 3.

The main issues contributing to the current projected overspend for Property Services are detailed below and in Appendix 3:

(a) Employee Costs

There is a projected underspend of £38,000, £13,000 less spend than last report, mainly due to a projected underspend in Technical Services of £90,000 which is offset by additional agency costs and a turnover savings budget of £39,000.

(b) Property Costs

There is a projected overspend in property costs of £58,000, an increase in spend of £38,000. This is mainly within Surplus Property (£47,000) due to NDR costs for a number of empty properties which are at various stages in the disposal process.

(c) Administration Costs

There is a projected overspend of £200,000 within Technical Services agency staff costs which is partly offset by additional capital recharge income and turnover savings, as previously reported.

(d) Income

There is a projected over recovery in income of £111,000, £4,000 more income than reported at last the Committee. This is mainly due to a projected over recovery of Technical Services property fee income of £125,000. This income is offset by an increase in agency staff costs and turnover savings. Officers are still in the process of finalising the fee income projection and an updated position will be presented to the next Committee.

5.4 Environmental & Public Protection - £84,000 underspend

The current projected out-turn for Environmental & Public Protection is an underspend of £84,000, a reduction in spend of £23,000 since the last report.

The main issues contributing to the current projected underspend for Environmental & Public Protection are detailed below and in Appendix 3:

(a) Employee Costs

There is a projected underspend of £55,000 in employee costs, £6,000 less spend than previously projected, mainly due to:

- i. Turnover savings and reduced overtime in Refuse Collection of £43,000, an increase in spend of £10,000 since last Committee. This is offset by an overspend on agency costs.
- ii. Turnover savings within Vehicle Maintenance of £37,000, a reduction in spend of £3,000 from last report.
- iii. Within Management, there is a projected overspend of £45,000 due to the turnover savings target not being achieved, as previously reported.
- iv. Turnover savings within Community Wardens of £33,000, a reduction in spend of

- £6,000 from Period 3, due to delays in filling vacant posts.
- v. Across the rest of the Service, the net turnover savings target is underachieved by £13,000.

(b) Supplies & Services

There is a projected overspend of £92,000 within supplies and services, an increase in spend of £87,000 from the last Committee. This is mainly due to a projected overspend of £66,000 within Vehicle Maintenance materials and subcontractors, which is offset by an over recovery of non-routine maintenance income.

(c) Transportation & Plant

There is a projected overspend in transportation and plant of £19,000, mainly due to a net overspend across the Client services on non-routine maintenance of £21,000, not previously reported.

(d) Administration Costs

There is a projected overspend of £71,000 in administration costs, an increase in spend of £24,000 from Period 3. This is mainly due to a projected overspend on agency costs within Refuse Collection of £55,000. This overspend is partially offset by an underspend in employee costs and is £11,000 more spend than was previously reported.

(e) Payments to Other Bodies

Payments to other bodies is projected to overspend by £277,000, an increase in spend of £169,000 since Period 3, due mainly to the following:

- i. Expenditure of £386,000 relating to the Home Energy Efficiency Programmes for Scotland (HEEPS) and Scotland's Energy Efficiency Programme (SEEP) grants, offset by income. This is an increase in projected spend of £214,000 since the last Committee.
- ii. A projected underspend in the residual waste contract of £39,000, a reduction in spend of £14,000, resulting from reduced residual tonnages.
- iii. A projected underspend on the recycling contract of £73,000, £33,000 less spend than was previously reported, an element of which is in line with previous years' outturn.

(f) Income

There is a projected over recovery in income of £480,000, £306,000 more income than last report, mainly due to:

- i. HEEPS and SEEP grant income of £386,000, offset by additional expenditure, see 6.4(e)(i) above.
- ii. An under recovery in Refuse Collection trade waste income of £33,000, A further reduction in projected income of £8,000. This line will continue to be monitored in conjunction with the residual waste budget.
- iii. An over recovery in Vehicle Maintenance non-routine maintenance income of £66,000, in line with increased materials and sub-contractor costs.
- iv. An over recovery in Burial Grounds income of £26,000, more than offset by a projected under recovery in Cremations income of £30,000.
- v. Various minor variances across the Service, the net projection being an over recovery of £65,000.

5.5 **Roads - £57,000 overspend**

The current projected out-turn for Roads is an overspend of £57,000, an increase in spend of £80,000 since the last Committee.

The main issues contributing to the current projected overspend for Roads are detailed below and in Appendix 3:

(a) **Employee Costs**

Employee costs are projected to overspend by £16,000, an increase in spend of £6,000, due to the following:

- i. Within Roads Client there is an overspend of £51,000 projected. This is mainly due to employee cost expenditure which is partly funded by additional fee income and the turnover savings target not being achieved.
- ii. There are turnover savings projected within Roads Operations of £35,000 which are offset by expenditure on agency staff, per 5.5(d) below.

(b) **Supplies & Services**

There is a projected overspend of £49,000 within supplies & services, £27,000 more spend than last reported, mainly due to:

- i. Roads Client rechargeable works of £41,000, offset by additional income. This is an increase of £7,000 since Period 3.
- ii. An underspend in Roads Client Lighting electrical power of £50,000, a reduction in spend of £30,000. This is due to the investment in street lighting and will be adjusted as part of the budget process.
- iii. An overspend in Roads Operations subcontractors and materials of £53,000, in line with the current work programme. The net overall position is explained further at 5.5(e)(iii).

(c) **Transportation & Plant**

There is a projected overspend of £17,000 mainly due to an overspend in non-routine maintenance of £26,000, not previously reported.

(d) **Administration Costs**

There is a projected overspend of £30,000 due to spend on agency workers which is offset by turnover savings, as previously reported.

(e) **Income**

There is a projected over recovery in income of £35,000, a reduction in income of £34,000 since Period 3, mainly due to:

- i. Income for rechargeable works, as outlined at 5.5(b)(i) above of £41,000.
- ii. Capital fee income which offsets additional employee costs of £30,000, as previously reported.
- iii. An under recovery in Roads Operations income of £45,000. The net position for Roads Operations is an under recovery of £100,000. This position takes account of the current workload and is in part due to high levels of short term sickness. A review is underway into the Roads Operations recharge rate and any impact on the projected outturn will be included in future monitoring reports.

5.6 **Corporate Director - £nil Variance**

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

6.0 **EARMARKED RESERVES**

- 6.1 Appendix 4 gives an update on the operational Earmarked Reserves, ie excluding strategic funding models such as RI funding, AMP and Vehicle Replacement Programme. Spend to date on these operational Earmarked Reserves is 120% of phased budget (26% of projected spend).

7.0 **VIREMENTS**

- 7.1 Committee is asked to approve virement as outlined in Appendix 5. This virement moves the Renewable Heat Incentive and Feed In Tariff income budget from Property Services to the Education and Communities Committee, where the Biomass fuel budget currently sits. These two budgets are intrinsically linked and as such should sit under the same Committee. This virement is permanent in nature and is reflected in the figures presented in this report.

8.0 **IMPLICATIONS**

Finance

- 8.1 All finance implications are discussed in detail within the report above.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 8.2 There are no specific legal implications arising from this report.

Human Resources

- 8.3 There are no specific human resources implications arising from this report.

Equalities

8.4 Equalities

- (a) Has an Equality Impact Assessment been carried out?

X

YES (see attached appendix)

NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

X

YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.

NO

- (c) Data Protection

Has a Data Protection Impact Assessment been carried out?

X

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

Repopulation

- 8.5 There are no repopulation issues within this report.

9.0 CONSULTATIONS

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

10.0 CONCLUSIONS

- 10.1 The Committee is currently reporting an underspend of £82,000.

11.0 LIST OF BACKGROUND PAPERS

- 11.1 There are no background papers relating to this report.

Environment & Regeneration Budget Movement - 2018/19**PERIOD 5: 1st April 2019 - 31st August 2019**

Service	Approved Budget	Inflation £000	Virement £000	Movements	Transferred to EMR £000	Revised Budget
	2019/20 £000			Supplementary Budgets £000		2019/20 £000
Regeneration & Planning	3,849		1		4	3,854
Property Services	3,307		8	55		3,370
Environmental & Public Protection	12,918		55	(46)		12,927
Roads	3,665		3	46		3,714
Corporate Director	156					156
Totals	<u>23,895</u>	<u>67</u>	<u>55</u>	<u>4</u>	<u>0</u>	<u>24,021</u>

Movement Details

£000

External ResourcesInflation

NDR Inflation	15
Residual Waste Contract Inflation	41
Green Waste Contract Inflation	11
	<u>67</u>

Virements

Virement from Environment & Public Protection to Roads in relation to employee transfers	(46)
Virement to Roads from Environment & Public Protection in relation to employee transfers	46
Virement to Education & Communities Committee - FIT/RHI Income	55
	<u>55</u>

Supplementary Budgets

Additional budget for management regrading approved as part of Senior Management restructure	4
	<u>4</u>
	<u>126</u>

ENVIRONMENT AND REGENERATION COMMITTEE**REVENUE BUDGET MONITORING REPORT****PERIOD 5: 1st April 2019 - 31st August 2019**

Subjective Heading	Approved Budget 2019/20 £000	Revised Budget 2019/20 £000	Projected Out-turn 2019/20 £000	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	15,784	16,017	15,770	(247)	(1.54)%
Property Costs	5,385	5,400	5,444	44	0.81%
Supplies & Services	4,633	4,206	4,470	264	6.28%
Transport Costs	2,230	2,298	2,336	38	1.65%
Administration Costs	556	570	871	301	52.79%
Payments to Other Bodies	9,561	9,307	9,700	393	4.22%
Other Expenditure	378	365	364	(1)	(0.27)%
Income	(14,632)	(14,142)	(15,016)	(874)	6.18%
TOTAL NET EXPENDITURE	23,895	24,021	23,939	(82)	(0.34)%
Transfer to Earmarked Reserves *	0	0	0	0	
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,895	24,021	23,939	(82)	(0.34)%

Objective Heading	Approved Budget 2019/20 £000	Revised Budget 2019/20 £000	Projected Out-turn 2019/20 £000	Projected Over/(Under) Spend	Percentage Variance %
Regeneration & Planning	3,849	3,854	3,685	(169)	(4.38)%
Property Services	3,307	3,370	3,484	114	3.38%
Environmental & Public Protection	12,918	12,927	12,843	(84)	(0.65)%
Roads	3,665	3,714	3,771	57	1.53%
Corporate Director	156	156	156	0	0.00%
TOTAL NET EXPENDITURE	23,895	24,021	23,939	(82)	(0.34)%
Transfer to Earmarked Reserves *	0	0	0	0	
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,895	24,021	23,939	(82)	(0.34)%

* Per Appendix 3: New funding transferred to earmarked reserves during 2019/20

Earmarked Reserves	Approved Reserves 2019/20 £000	Revised Reserves 2019/20 £000	2019/20 Budget £000	Projected Spend 2019/20 £000	Projected Carry Forward £000
Earmarked Reserves	5,794	9,863	5,283	5,137	4,726
CFCR	0	665	173	173	492
TOTAL	5,794	10,528	5,456	5,310	5,218

ENVIRONMENT AND REGENERATION COMMITTEE

REVENUE BUDGET MONITORING REPORT

MATERIAL VARIANCES

PERIOD 5: 1st April 2019 - 31st August 2019[illegible]

ENVIRONMENT AND REGENERATION COMMITTEE

REVENUE BUDGET MONITORING REPORT

MATERIAL VARIANCES

PERIOD 5: 1st April 2019 - 31st August 2019

[illegible]

MATERIAL VARIANCES

[illegible]

EARMARKED RESERVES POSITION STATEMENT

Appendix 4

COMMITTEE: Environment & Regeneration

Project	Total Funding	Phased Budget To Period 05	Actual To Period 05	Projected Spend	Amount to be Earmarked for 2020/21 & Beyond	Lead Officer Update
	2019/20 £000	2019/20 £000	2019/20 £000	2019/20 £000	£000	
Renewal of Clune Park Area	2,285	72	72	190	2,095	The majority of the projected expenditure in 2019/20 relates to Legal Fees and Professional fees. There will also be some security costs.
Youth Employment	633	111	36	426	207	Direct employee costs for Modern Apprentices as well as training fees and grants to local employers. Graduates now in post.
Repopulating/Promoting Inverclyde/ Group Action Plan	595	40	14	180	415	Original funding for Marketing, Council Tax discounts, relocation packages, Tourism, Business Support and self build plots to attract residents to Inverclyde. New Action Plan currently being developed by repopulation group.
Employability Initiatives	154	0	0	48	106	Contracts to local organisations and individuals for general employability.
Town and Village Centre Environmental Improvements	143	68	40	143	0	To deliver a range of environmental improvements in towns and villages across Inverclyde in consultation with local communities. Review of outturn being undertaken following RI transition.

EARMARKED RESERVES POSITION STATEMENT
Appendix 4
COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 05</u>	<u>Actual To Period 05</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2020/21 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2019/20 £000</u>	<u>2019/20 £000</u>	<u>2019/20 £000</u>	<u>2019/20 £000</u>	<u>£000</u>	
Demolish Redundant Buildings	150	0	0	0	150	Provision of grant support to private owners to allow demolition of redundant buildings at Port Glasgow Industrial Estate. Report was agreed at August Committee to amend policy, increasing the grant intervention rate to 50% and a maximum of £75k.
Roads Defects & Drainage	200	50	76	200	0	Additional funding with accelerated spend being used to carry out repairs to carriageways, footways, drainage and others as required after winter weather conditions.
Allocation for a Safer Streets Initiative	150	0	0	150	0	Recommendations will be identified and presented to Committee in October. Additional funding will be used to deliver projects that are identified through reallocation of scoring to prioritise public perception projects.
Seed Funding for active travel within Inverclyde	50	0	0	50	0	Policy in development, update report to October Committee.
Establish a conservation area and listed building grant	80	0	4	4	76	Policy in development, update report to October Committee.
Repaint and carry out essential repairs to the Comet	50	0	0	10	40	Allocation is to carry out survey to assess the extent and cost of work required.
Strategic Investment	169	0	169	169	0	Spent in full 19/20.
Total Category C to E	4,659	341	411	1,570	3,089	

ENVIRONMENT AND REGENERATION COMMITTEE**VIREMENT REQUESTS****PERIOD 5: 1st April 2019 - 31st August 2019**

Budget Heading	Increase Budget £	(Decrease) Budget £
Property Services - RHI/FIT Income	54,650	
Education Services - RHI/FIT Income		(54,650)
Total	54,650	(54,650)

Note

This virement moves the Renewable Heat Incentive and Feed In Tariff income budget from Property Services to the Education and Communities Committee, where the Biomass fuel budget currently sits. These two budgets are intrinsically linked and as such should sit under the same Committee. This virement is permanent in nature and is reflected in the figures presented in the report.

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/99/19/AP/CA
Contact Officer:	Carol Alderson	Contact No:	01475 712264
Subject:	Environment & Regeneration Capital Programme 2019/20 to 2022/23 - 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 the Committee in respect of the progress and financial status of the projects within the Environment & Regeneration Capital Programme. The Environmental and Regeneration elements of the Committee's Capital Programme are presented in separate Appendices.
- 2.2 It can be seen from 9.2 that the projected spend is £98.220m, which means the total projected spend is on budget.
- 2.3 Expenditure at 31 August is 28.05% of 2019/20 projected spend, there is net slippage of £1.319m (10.42%) being reported. This is an increase in slippage of £0.292m (2.22%) from the net slippage reported to the last Committee and is mainly due to slippage within Cremator Replacement (£1.147m), Carriageway Glazed Roof (£0.287m) and Clyde Square reroofing (£0.470m) offset by advancement within Clune Park regeneration (£0.100m), Waterfront Leisure Centre Lifecycle works (£0.215m), Inverclyde Centre for Independent Living (£0.170m), and minor and statutory duty works (£0.211m).

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2019/23 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.
- 3.2 The Committee is requested to note the current over expenditure of £0.077m for the District Court Room Restoration and that a more detailed report on the final position will be brought back to a future Committee upon agreement of the final account for the project, any over expenditure will be contained within the Core Property Services General Provision.
- 3.3 That the Committee approves the issue of tenders for the Cremator replacement and grants delegated authority to the Head of Environmental and Public Protection to accept the lowest acceptable tender provided the cost is within the budget allocation for the project.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 On March 21 2019 the Council approved the 2019/23 Capital Programme. This effectively continued the previously approved 2018/21 Capital Programme to 2019/23, in addition to the core annual allocations funding was approved to continue the RAMP and for the Open Spaces AMP for the period.

5.0 PROGRESS (Roads Major Projects)

- 5.1 **Carriageways:** 10 of 11 carriageway resurfacing schemes have been completed; 3 of 4 reserve schemes are also complete. 7 of 18 large patching schemes are complete with Surface Dressing completed in July.
- 5.2 **Footways:** 5 of 12 footway resurfacing schemes are now complete.
- 5.3 **Street Lighting:** LED Lanterns Work Package 5 comprising approximately 3,500 lanterns is complete. The 2019/20 column replacement contract which consists of the replacement of approximately 750 life expired columns is being prepared for tender in September, with a site start anticipated early December 2019.
- 5.4 **Structures:** Bogston Ramp parapet replacement works is ongoing. Newton Street Bridge is currently being inspected and assessed by an external contractor.
- 5.5 **Flood Risk Management (Central Greenock):** A SEPA license has been requested to carry out the removal of debris and clean the Eastern Line of Falls.
- 5.6 **Flood Risk Management (Flood Risk Management Plan):** Bouverie Burn tender documents are being prepared. Officers are progressing proposals regarding attenuation works at Glen Mosston Burn and are in discussion with land owners. Gotter Water service diversion costs are currently being obtained.
- 5.7 **Cycling, Walking & Safer Streets:** Buildouts at Robertson Street are complete. Public consultation for Access and Traffic Calming proposals at Sinclair Street Bridge is complete with tender documents now being prepared.
- 5.8 **SPT:** The tender has been awarded for the installation of traffic lights on Container Way with works programmed to start in October. Gibshill Road/Weir Street corner widening works are ongoing. William Street pedestrian crossing design, Traffic Management System Improvements and Pedestrian Crossing Accessibility tenders are currently being evaluated. Port Glasgow Access Improvement works have been awarded with a start date in November 2019.

6.0 PROGRESS (Environment & Public Protection Major Projects):

- 6.1 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2019/20 is £1.301m. Full budget spend is anticipated for 2019/20. As previously reported the VRP budget it is coming under increasing pressure due to inflation in fleet purchase costs. Earmarked reserves built into the programme may require to be utilised in future years.
- 6.2 **Play Areas:** Sir Michael Street is now complete on site. Brick wall copes were delivered on time and completed. The site has been seeded with a wild flower/meadow mix.
- 6.3 **Cemetery Development:** SEPA have received the hydrology report and a meeting will be convened following receipt of their comments.

- 6.4 **Cremator Replacement:** The Cremator replacement was approved as part of the 2018/21 Capital Budget on 15 March 2018. The tender documents are being prepared by an external consultant, and are nearing completion; the estimated cost is £1.650m. Permission to issue tenders and approval for delegated authority to accept the lowest acceptable tender, based on a 60/40 cost/quality split is requested.
- 6.5 **Scheme of Assistance:** The vast majority of this budget funds major adaptations of homes to meet the needs of the disabled occupants, this is largely a demand led budget, projected spend is currently £0.653m.
- 6.6 **Clune Park Regeneration:** The current pattern of acquisitions in the Clune Park estate means that it is realistic to project a further £100k expenditure in 2019-20.

7.0 PROGRESS (Regeneration and Property Major Projects)

7.1 Core Regeneration:

Baker Street Food and Drink Hub: Work is progressing on this programme. This programme is fully funded by Riverside Inverclyde with completion anticipated March 2020.

Regeneration of Town & Village Centres:

West Blackhall Street and Town Centre Connections: The Council was successful in securing funds from Sustrans for next stage of the detailed design. Update to be provided to the Greenock Town Centre Regeneration forum.

Lyle Fountain: Full restoration of the Lyle fountain is anticipated to cost £0.135m with £0.75m currently allocated. It is proposed a further £0.060m of Town Centre Funding is allocated to this project.

Jamaica Street Car Park: The Policy & Resources Committee on 6 August approved the purchase and development of a site for further town centre parking within Greenock, this commits up to £0.250m of the Town Centre Funding.

- 7.2 **Core Property Services:** The programme includes allocations for larger scale works across a number of core operational properties. The Committee is asked to note that further projects will continue to be identified as part of the ongoing review and prioritisation of works based on the property condition surveys. Externally procured elemental condition surveys (based on Scottish Government Guidance) are undertaken on the basis of a 5 year rolling programme with an annual review carried out by Property Services to provide an overall rating reported as part of the range of Statutory Performance Indicators. The next 5 yearly external condition surveys are due in 2019 and the procurement of those has been progressed with consultant appointed and survey work commencing early September and completion projected in the 4th Quarter of 2019.

7.3 Greenock Municipal Buildings

Window Replacement: Phases 1 to 4 are complete. Tenders have been returned and acceptance issued for Phase 5 addressing windows at lower ground level on the Wallace Place elevation and these are now in fabrication. Phase 6 addressing the courtyard/stairwell at the Fire museum is being progressed through design with planning/listed building consent in place.

District Court Room Restoration: Works commenced in March 2018 to originally complete in July 2018. As previously reported the project experienced delays due to complications with the scaffolding design and loading restrictions, and later in the project in connection with a number of unforeseen additional areas of work addressing dry rot, remedial wall ties and external stonework deterioration. An initial extension of time has been awarded and a further extension in connection with the above additional works is currently being reviewed. Internal works were certified practically complete in June. The final element of external works element involving the sandstone lintel replacement is subject to agreement of a method statement via Historic Environment Scotland which has been submitted and is awaiting approval. Final account negotiations are

ongoing with the main Contractor and, as previously reported to the Committee, additional funding will be required to address projected over expenditure. The Committee is requested to note the current over expenditure of £77K (previously report to Committee £28K with a further £49K ascertained due to the Contractor in the period since the last report) and that a more detailed report on the final position will be brought back to a future Committee upon agreement of the final account for the project. The Committee is also requested to note that any over expenditure will be contained within the Core Property Services General Provision.

Carriageway Glazed roof: The Contractor has been appointed with Listed Building Consent (through the Design & Build Contractor) re-submitted and now in place. Formal building warrant application has been submitted by the Contractor and is still awaited pending submission of the structural self-certification. It should be noted that the progress of this project impacts the ability to take forward the Clyde Square Elevation Re-roofing project below.

Clyde Square Elevation Re-roofing: The January 2019 Committee noted and approved the recommendation to progress a continuation of the general building fabric upgrade of the Greenock Municipal Buildings and the requirement to re-roof the Clyde Square elevation including associated chimney and high level window works. Tenders have been returned are currently being evaluated. Listed building consent has been received with building warrant submitted and approval still awaited. It should be noted that the ability to progress this project is dependent on the progress of the Carriageway Glazed Roof project above.

Finance Wing First floor refurbishment: Works commenced in April and are nearing completion with relocation of staff planned for early October.

Chimney/Flue Works: As previously reported, during the course of routine maintenance works it was identified that the brick chimney housing the main boiler flue was severely distressed requiring immediate attention. Initial work has been undertaken to address stabilisation with a scheme now developed to address chimney demolition and flue replacement. Design is currently being progressed to obtain Listed Building Consent which will also allow a cost estimate to be prepared ahead of tender issue. This essential work will be funded from the Core Property Services General Provision.

- 7.4 **Greenock Cemetery Complex (Ivy House):** As previously reported tenders for the original proposals were returned significantly over budget requiring a re-design which has now been progressed. A cost check was undertaken on the re-designed scheme however this was still in excess of the currently allocated funding. The scope of works has been reviewed with the Client Service to address a further review of the proposals which is currently ongoing. A revised listed building consent and warrant application will be required in due course.
- 7.5 **King George VI Building:** A separate report on this project is included on the agenda for this Committee.
- 7.6 **Waterfront Leisure Complex Boiler/Plant Replacement:** Works commenced on site in July with temporary boiler plant installed and in operation. Works have progressed within the main plant room with all new boiler plant installed and associated works progressing. Additional works have been instructed to the existing flue which are currently being progressed. Completion is anticipated in November.
- 7.7 **Boglestone Community Centre:**

Re-Roofing: Planning approval is in place with building warrant submitted and being progressed. As previously reported the work will be taken forward in phases with sequence now agreed and tenders being prepared for a combined project which includes phases 1 and 2.
- 7.8 **Inverclyde Centre for Independent Living – Roof Replacement:** The works are being progressed in conjunction with HSCP funded alterations to the decontamination area to comply with current hygiene regulations. The store has been decanted with initial asbestos removal completed. An acceptance has been issued for the main works with pre-start meeting held and start anticipated early October with a completion in December 2019.

7.9 Minor Works – General

Greenock Municipal Buildings Customer Centre Draught Lobby: The works involve the construction of a glazed screen and sliding door to prevent draughts within the Customer Centre. Works have commenced with fire alarm panel relocated and structure in place awaiting delivery of glazed screen.

7.10 Minor Works - Inverclyde Leisure Properties

Greenock Town Hall Flooring: The works comprise the replacement of the hardwood flooring to the Town Hall and Saloon. Works were taken forward and completed over August and September as programmed. A separate contract addressing structural strengthening works to the Saloon floor is programmed to commence shortly.

7.11 Asset Management Plan – Depots:

Pottery Street Office & Depot Refurbishment: Works were completed in August 2019 with the transfer of staff completed in early September.

Pottery Street Completion Works: The final elements of the work to Pottery Street Depot involve redefining pedestrian and vehicular movement across the site. This is currently being progressed through the Roads Section.

Depot Demolitions: Tender documents are currently being prepared for Parklea Depot.

Kirn Drive Civic Amenity Site: The Kirn Drive refurbishment will be progressed in two phases with the first phase involving the demolition of the existing depot building and phase 2 addressing the reconfiguration of the civic amenity facility.

Phase 1 Depot Demolition: Tenders have been returned and accepted. Demolition and removal of redundant fuel tanks are currently on hold to allow continued operation of the civic amenity site.

Phase 2 Civic Amenity Alterations: The civic amenity site operation within Kirn Drive has been re-established pending receipt of formal statutory approvals for the interim arrangements at Craigmuschat Quarry. Tenders for the works at Kirn Drive will be issued in due course.

8.0 PROGRESS – City Deal

8.1 **Greenock Ocean Terminal:** Marine works are progressing with dredging complete and construction of pontoon progressing. Final Business Case for the Terminal Building is to be submitted in October 2019.

8.2 **Inverkip:** Approvals within partner organisations are now in place and the Final Business Case submission is under consideration with Scottish Power.

8.3 **Inchgreen:** Following approval by the November Committee the Strategic Business case was submitted to the PMO with cabinet approving this on 12 February.

9.0 FINANCE

9.1 The figures below detail the position at 31 August 2019. Expenditure to date is £3.393m (28.05% of the 2019/20 projected spend).

9.2 The current budget is £98.220m. The current projection is £98.220m which means total projected spend is on budget.

9.3 The approved budget for 2019/20 is £12.658m. The Committee is projecting to spend £12.096m with net slippage of £1.319m (10.42%) being reported. This is an increase in slippage of £0.292m (2.22%) from the net slippage reported to the last Committee and is mainly due to slippage within

Cremator Replacement (£1.147m), Kirn Drive (£0.156m), Carriageway Glazed Roof (£0.287m), Clyde Square reroofing (£0.470m) and Ivy House replacement (£0.120m) offset by advancement within Clune Park regeneration (£0.100m), RAMP and core roads (£0.073m), Waterfront Leisure Centre Lifecycle works (£0.215m), Inverclyde Centre for Independent Living (£0.170m), Pottery Street Office and Depot refurbishment (£0.095m) and minor and statutory duty works (£0.211m).

9.4 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments

9.5 Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

10.0 CONSULTATION

10.1 Legal

There are certain legal issues arising from the additional costs arising from the content of this report. The Head of Legal and Property Services has been consulted.

10.2 Human Resources

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.

10.3 Equalities

- (a) There are no equalities implications in this report.

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

10.4 **Repopulation**

The delivery of the projects identified in this report will assist in making Inverclyde a more attractive place to live and hence contribute to the Council's repopulation agenda.

11.0 **LIST OF BACKGROUND PAPERS**

11.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

	1	2	3	4	5	6	7	8	9
<u>Project Name</u>	<u>Est Total Cost</u>	<u>Actual to 31/3/19</u>	<u>Approved Budget 2019/20</u>	<u>Revised Est 2019/20</u>	<u>Actual to 31/08/2019</u>	<u>Est 2020/21</u>	<u>Est 2021/22</u>	<u>Est 2022/23</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>		
<u>Environmental Services - Roads</u>									
<u>Core Programme</u>									
Cycling, Walking & Safer Streets	129	0	129	129		0	0	0	
SPT	1,110	0	1,092	1,110	366	0	0	0	
Flooding Strategy - Greenock Central	2,216	2,108	108	108	4	0	0	0	
Flooding Strategy - Future Schemes	1,426	25	501	501		900	0	0	
Kirn Drive Passing Places	200	8	17	0		192	0	0	
Complete on Site	9	0	9	9		0	0	0	
Roads - Core Total	5,090	2,141	1,856	1,857	370	1,092	0	0	0
<u>Roads Asset Management Plan</u>									
Carriageways	29,572	18,921	1,386	1,459	804	3,192	3,000	3,000	
Footways	3,847	3,610	237	237	35	0	0	0	
Structures	2,032	1,125	407	407	137	500	0	0	
Lighting	5,356	4,686	670	670	57	0	0	0	
Other Assets	351	166	125	125	36	60	0	0	
Staff Costs	2,701	2,376	225	225	347	100	0	0	
Roads Asset Management Plan Total	43,859	30,884	3,050	3,123	1,416	3,852	3,000	3,000	0
<u>Environmental Services - Roads Total</u>	48,949	33,025	4,906	4,980	1,786	4,944	3,000	3,000	0
<u>Environmental Services - Non Roads</u>									
Scheme of Assistance	3,559	0	653	653	265	1,440	733	733	
Clune Park Regeneration	1,000	531	0	100		369	0	0	
Public Space CCTV	201	168	33	33	8	0	0	0	
Cemetery Development	1,530	40	90	90	4	1,400	0	0	
Cremator Replacement	1,650	3	1,647	500	1	1,147	0	0	
Zero Waste Fund	609	386	43	43	16	60	60	60	
Vehicles Replacement Programme	17,901	13,352	1,345	1,301	249	2,311	570	367	
Sir Michael Street Play Area - Phase 2	261	169	92	92	34	0	0	0	
Various Other Play Areas	373	371	2	2		0	0	0	
Play Areas complete on Site	8	0	8	8		0	0	0	
Park, Cemeteries & Open Spaces AMP	1,250	380	120	120	22	350	200	200	
<u>Environmental Services - Non Roads total</u>	28,342	15,400	4,033	2,942	599	7,077	1,563	1,360	0
<u>ENVIRONMENT AND PLANNING TOTAL</u>	77,291	48,425	8,939	7,922	2,385	12,021	4,563	4,360	0

Project Name	1	2	3	4	5	6	7	8	9
	Est Total Cost	Actual to 31/3/19	Approved Budget 2019/20	Revised Est 2019/20	Actual to 31/08/2019	Est 2020/21	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000		
Regeneration and Planning									
<u>Core Regeneration:</u>									
Port Glasgow Town Centre Regeneration	1,960	1,328	32	32	11	600	0	0	0
Central Gourcock	150	130	20	20	0	0	0	0	0
Enterprise Hub	300	282	18	18	18	0	0	0	0
T&VC - West Blackhall Street	1,612	70	0	112	27	1,430	0	0	0
Sustrans Funding	(112)	0	0	(112)	-27	0	0	0	0
T&VC - Lyle Fountain	130	0	130	130	0	0	0	0	0
T&VC - Jamaica Street Car Park	250	0	250	250	0	0	0	0	0
T&VC - Other	1,280	206	303	303	0	421	350	0	0
Core Regeneration Total	5,570	2,016	753	753	29	2,451	350	0	0
Regeneration Services Total	5,570	2,016	753	753	29	2,451	350	0	0
Property Assets									
<u>Core Property Assets</u>									
General Provision	5,534	0	0	0	0	1,534	2,000	2,000	0
Feasibility Studies	250	150	0	0	6	100	0	0	0
Greenock Municipal Buildings - Window Replacement	250	179	21	21	1	50	0	0	0
Greenock Municipal Buildings - Basement Storage	75	70	0	0	0	5	0	0	0
Greenock Municipal Buildings Carriageway Glazed Roof	350	53	287	0	0	297	0	0	0
Greenock Municipal Buildings - Flue replacement	0	0	0	0	0	0	0	0	0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	250	15	225	225	10	10	0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,020	0	815	345	52	675	0	0	0
District Court Room Restoration	493	493	0	0	49	0	0	0	0
Greenock Cemetery - Ivy House Replacement	300	97	130	10	0	193	0	0	0
King George VI Refurbishment	1,000	150	293	293	82	557	0	0	0
Waterfront Leisure Centre Lifecycle Works	930	451	249	464	58	15	0	0	0
Boglestone Community Centre Roof	300	20	155	155	0	125	0	0	0
Boglestone Community Centre - Mechanical & Electrical Services Upgrade	40	0	0	40	37	0	0	0	0
Inverclyde Centre for Independent Living - Re-roofing	200	10	0	170	7	20	0	0	0
<u>Minor Works</u>									
Farms	14	0	14	14	0	0	0	0	0
Minor Demolitions	32	0	26	10	8	22	0	0	0
Inverclyde Leisure Properties	200	0	19	160	72	40	0	0	0
General Works	100	0	49	42	42	58	0	0	0
Design & Pre-Contract	50	0	33	44	3	6	0	0	0
Reservoirs	50	0	29	29	4	21	0	0	0
<u>Statutory Duty Works</u>									
Electrical	31	0	16	16	15	15	0	0	0
Lightning Protection	11	0	13	11	0	0	0	0	0
Lifts	20	0	10	20	18	0	0	0	0
Water	40	0	5	20	19	20	0	0	0
Gas	20	0	0	15	5	5	0	0	0
Asbestos	45	0	13	25	18	20	0	0	0
Fire Risk	61	0	10	30	19	31	0	0	0
DDA/Equality	76	0	0	6	4	70	0	0	0
Capital Works on Former Tied Houses	600	209	0	1	1	40	60	60	230
Complete on Site Allocation	144	0	0	5	5	139	0	0	0
Core Property Assets Total	12,486	1,897	2,412	2,171	535	4,068	2,060	2,060	230
<u>Asset Management Plan:</u>									
<u>Offices</u>									
AMP Offices Complete on site	11	0	0	0	0	11	0	0	0
<u>Depots</u>									
Pottery Street Offices & Depot Refurbishment	934	393	341	436	436	105	0	0	0
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	90	1	12	12	5	77	0	0	0
Depot Demolitions	150	0	0	0	0	150	0	0	0
AMP Depots Complete on Site	78	0	0	0	0	78	0	0	0
Kirn Drive Civic Amenity Site	360	85	201	45	3	230	0	0	0
Materials Recycling Facility	1,250	1,023	0	0	0	227	0	0	0
Asset Management Plan Total	2,873	1,502	554	493	444	878	0	0	0
Property Assets Total	15,359	3,399	2,966	2,664	979	4,946	2,060	2,060	230
Regeneration Total	20,929	5,415	3,719	3,417	1,008	7,397	2,410	2,060	230

[illegible]

Report To:	Environment and Regeneration Committee	Date:	31 October 2018
Report By:	Head of Regeneration and Planning	Report No:	E+R/19/10/04/SJ/BH
Contact Officer:	Brendan Hurrell	Contact No:	01475 712654
Subject:	Workforce Development Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on all matters in relation to the Council's services and contracts relating to Workforce Development.

2.0 SUMMARY

- 2.1 The purpose and structure of the Employability Pipeline is to provide Inverclyde residents with a tailor made pathway of support, where their individual circumstances, barriers, needs and aspirations are assessed and delivery organisations work collaboratively to support and progress each individual through their personal pathway towards, and into, a positive destination.

- 2.2 The Inverclyde Employability Pipeline provides a range of employability support to local residents looking for work, or looking to improve their employment situation. It also supports Inverclyde businesses to train and grow their workforce.

- 2.3 The Council contract with relevant organisations to deliver services that are of high quality and provide best value for money. Currently, three main contractors are appointed by a lotted tender exercise to deliver services on behalf of the Council. More detail on the services delivered is given in section 5 of this report with contract performance for years 2018/2019 and year to date 2019/2020 contained within Appendix 1. The Council's Regeneration Fund wholly funds Lots 2 and 3, with Lot 1 being funded by this fund and the Council's European Social Fund (ESF) grant award from the European Structural & Investment Fund (ESIF 2014-2020 Programme). Annually, an average of 1,550 clients are supported by these services. The services are as follows -

Lot 1: Currently delivered by Inverclyde Community Development Trust £1,700,000. Who provide End to end employability including a range of activities to improve and develop employer engagement.

Lot 2: £116,156. Currently delivered by Stepwell Consultancy Limited who provide Supporting unemployed/inactive with a physical or mental, sensory or learning disability by providing specialist advice, supported employment & job placements.

Lot 3: £65,000. Currently delivered by Inverclyde Advice and Employment Rights who provide service in relation to employment rights and work related issues such as occupational health.

- 2.4 In addition to managing these tendered services the Workforce Development team also provide and manage the following services: Modern Apprenticeships, The Graduate Wage Subsidy Programme, Scotland Employer Recruitment Initiative and Community Benefits. More detail and the performance of these Services is given within section 5 of this report.

- 2.5 As can be seen from the performance data, external partners continue to perform well and the Council internal services add value to the employment prospects of many people from Inverclyde. Officers have considered options to reduce the funding for services delivered externally with more community benefits being delivered using the procurement power of the Council.
- 2.6 This report also covers the obligation to report on the financial status of each of the contracted organisations in order to fulfil the services' requirements with respect to the Governance of External Organisations.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes the services that are offered, notes the current contracted and in house service performance and that a tender exercise will be undertaken for future provision, the outcome of which will be duly reported to the Committee.

Stuart Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 Since 2008 Inverclyde Council has undertaken, on behalf of the Inverclyde Community Planning Partnership “Inverclyde Alliance”, an open and competitive tendering process to support delivery of employability services for Inverclyde residents. Services were secured for the delivery of end-to-end and specialist employability activity and these contracts will either terminate on 30 of March 2020.
- 4.2 The latest Inverclyde Labour Market Statistics as reported by NOMIS are as follows however as has already been reported to Members, these figures are not reliable due to the ongoing roll out of Universal Credit.

Headline	Inverclyde	Change from previous period	Scotland	Change from previous period
JSA claimant count (Discontinued November 2016)*	1.5%	NA	1.4%	NA
UC Claimant Count (August 2019)*	5.0%	+0.2%	2.2%	-1.1%
ESA and Incapacity Benefit (Discontinued November 2016)*	11.7%	NA	7.8%	NA
Economic inactivity (Apr 2018 – Mar 2019)*	22.5%	-0.9%	23.1%	-0.9%
Unemployment rate (Apr 2018 – Mar 2019)*	5.0%	-0.9%	4.1%	-0.4%
Employment rate (Jul 2016 – Jun 2017)*	73.8%	+1.0%	74.5%	+1.1%
% of Population with no qualifications (Jan – Dec 2016)*	13.2%	-1.0%	9.9%	-0.2%
% of local population in 15% most deprived data-zones^	34.6%	NA	14.7%	NA

Sources: * Nomis ^SIMD 2016

- 4.3 As previous reports on employability have highlighted, a key challenge for Inverclyde in terms of labour market participation will be to maintain a focus on addressing long term worklessness in the area, whilst also ensuring that there are suitable services in place to deal with increased volumes of new entrants to the unemployment register. Worklessness and socio-economic deprivation also has a geographic dimension in Inverclyde with a large population living in areas defined as the most deprived 15% in Scotland. Other forms of deprivation prevalent in Inverclyde include income where 1 in 5 residents are income deprived and educationally where one fifth of the working age population have no formal qualifications.
- 4.4 The Employability Pipeline enables partners in Inverclyde to provide an integrated approach to employability that avoids the artificial distinction between activities supporting the unemployed and the workless while recognising the important skill needs of local business and its workforce.

5.0 CONTRACTED SERVICES

- 5.1 Currently, three main contractors are appointed by a lotted tender exercise to deliver services on behalf of the Council. More detail on the services delivered is given in section 5 of this report with contract performance for years 2018/2019 and year to date 2019/20 contained within Appendix 1. The Council's Regeneration Fund wholly funds Lots 2 and 3, with Lot 1 being funded by this fund and the Council's European Social Fund (ESF) grant award from the European Structural & Investment Fund (ESIF 2014-2020 Programme). Annually, an average of 1,550 clients are supported by these services. The services are as follows:-

Lot 1: The End-to-End Employability Service is currently delivered by Inverclyde Community Development Trust £1,700,000 who provide End to end employability including a range of activities to improve and develop employer engagement.

Lot 2: £116,156. The Health Barriers to Employment Service is currently delivered by Stepwell Consultancy Limited who provide Supporting unemployed/inactive with a physical or mental, sensory or learning disability by providing specialist advice, supported employment & job placements.

Lot 3: £65,000. The Employment Advice, Advocacy & Support Service is currently delivered by Inverclyde Advice and Employment Rights who provide service in relation to employment rights and work related issues such as occupational health.

- 5.2 The End-to-End Employability Service provides job seeking advice and support, vocational skills training, and personal development programmes for young people and adults, to improve confidence, motivation and skills to enable progression to employment. A specialist service is available from Inverclyde's *Financial Fitness* organisation. For those more "job ready" there is the Employer Engagement service, providing support with CVs, job applications, and matching suitable clients with local job opportunities.
- A. Specifically for young people aged 16 – 29 years, the ESF Youth Employment Initiative (YEI) is a service aimed at getting young people into employment. The YEI programme incorporates "Future Jobs", which provides fixed term paid work placements within a range of local organisations.
 - B. For those in low paid and/or low skilled employment there is scope to take part in training that can enhance employment opportunities.
 - C. Local businesses are provided with a dedicated Employer Engagement Team, who work with employers to support them to recruit from target client groups. Assistance with all aspects of the recruitment process is available as well as financial support via Wage Subsidy/Employer Recruitment Incentives. A specific YEI Wage Subsidy is available to employers hiring from the 16 – 29 year client base.
- 5.3 The Health Barriers to Employment Service provides specialist services in improving the health, well-being and employment opportunities of local people who have a long term health condition that is preventing them from moving into employment. The service delivers support that enables people to identify their barriers and builds positive coping strategies whilst working on a plan to improve their physical and mental health. Activities available include Stress and Condition Management, Counselling, Mentoring, Vocational Training, Personal Development and Supported Employment/Work Placement opportunities. Working in partnership with a number of local services and employers able to provide specialist client support when needed ensures a connected quality service is provided for every client's individual needs.
- 5.4 The Employment Advice, Advocacy & Support Service provides via a unique amenity in Inverclyde which supports people in work who are experiencing difficulties with their employer. The service works with the client and their employer at the earliest possible stage, to resolve issues with a view to maintaining the client in employment. The service works in partnership with a range of organisations including Welfare Rights, Local Trade Unions, Legal firms and Occupational Health units to ensure the required mix of expertise is available for an individual client.
- 5.5 Details of the contract performance, against each of these Services is provided in Appendix 1. Table 1 within Appendix 1 details the performance for the period from April 2018 to March 2019 and table 2 contains the performance from April 2019 to August 2019.
- 5.6 In addition to managing these tendered services the Workforce Development team also provide and manage the following services: Modern Apprenticeships, The Graduate Wage Subsidy Programme, Scotland Employer Recruitment Initiative and Community Benefits.
- 5.7 As contracts come to an end in March 2020, a re-tender exercise is underway with officers working on the lotting strategy and future specifications. Future contracts will take shape with cognisance of current performance and the tender strategy will harness ways to maximise the numbers of client engagements, jobs and qualifications. The tender will contain activity related to European Funding to be delivered to 2022 and will be used to match fund core employability activity.
- 5.8 Our Modern Apprenticeship (MA) programme, which is open to young people aged 16-19 years who are able and willing to achieve a Scottish Vocational Qualification (SVQ) at Level 2 or 3. The MA programme offers young people the opportunity to learn new skills, achieve a nationally recognised qualification and enables them to earn as they learn within a range of areas. The MA programme is a practical way to make

the most of young people's potential, through a structured training process aimed at equipping them to do a job, whilst providing the opportunity to obtain work based SVQs. The programme is funded by Inverclyde Council and Skills Development Scotland. There are currently 20 Council Modern Apprentices in post and a further 20 being recruited. The Council has funded 11 Graduate placed from April 2016 to March 2019.

- 5.9 The graduate wage subsidy programme offers a number of wage subsidy places available to Inverclyde companies wanting to hire a local young person who has recently graduated. The wage subsidy is for 50% of the actual hourly rate, payable to a maximum of £9,000 or 52 weeks, whichever comes first.

- 5.10 The total Community Benefits secured between March 2011 and July 2019 are as follows:

New Apprentice	Start	Total Weeks	Working	New Skilled/Semi-skilled	Start	Total Weeks	Working	Total Jobs
31		3628		196		8626		227

- 5.11 The Service fulfils its obligations in terms of the Governance of External Organisations process with each of the 3 providers. Officers continue to work with each organisation, having regular monitoring meetings and address the financial status of each provider on a regular basis. Finance colleagues have assessed the latest accounts and are aware that any ongoing risks will be managed via future monitoring meetings.

6.0 IMPLICATIONS

Finance

- 6.1 There are no financial implications associated with this report.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 6.2 The Head of Legal and Property Services has been consulted on this report.

Human Resources

- 6.3 None

Equalities

- 6.4 Has an Equality Impact Assessment been carried out?

☐

YES (see attached appendix)

☒

NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

6.5 Not applicable

7.0 CONSULTATIONS

7.1 None

8.0 LIST OF BACKGROUND PAPERS

8.1 None

Appendix 1

Table 1 Contracted Services Performance April 2018-March 2019

Contract Title	Contract Information	April 2018 - March 2019	Actual	% on target
Lot 1 End-to-End Employability Service:	Total Number of Clients	1050	954	90%
	Of total number of clients, number of Youth Employment Initiative Clients	500	420	84%
	Of YEI Clients, Number Undertaking Future Jobs	60	67	112%
	Total Number of Clients gaining a partial/full qualification	640	260	41%
	Total of Clients progressing to employment	400	141	35%
	Number given Financial Fitness support	400	376	94%
Lot 2 Health Barriers to Employment	Number of Clients Supported	60	60	100%
	Number of clients referred from the end-to-end employability service	20	16	80%
	Number of supported employment placements/job placements directly provided	18	17	94%
	Number of clients gaining a vocational qualification	20	21	105%
	Number of clients with greater confidence to progress into work	40	44	110%
	Number of clients progressing to employment on leaving the project	14	20	143%
Lot 3 Employment advice, advocacy and guidance	Number of clients supported	600	674	112%
	Number of clients remaining in employment	450	655	146%
	Number of job retention hearings attended	70	82	117%
	Number of clients with greater awareness of their employment rights	500	674	135%

Appendix 1 Table 2 Contracted Services Performance March 2019- August 2019

Contract Title	Contract Information	12 Month Contract Targets	Actual	% on target
Lot 1 End-to-End Employability Service:	Total Number of Clients	900	200	22%
	Clients aged 16 - 29 years	450	38	8%
	Clients aged 30+ years	450	105	23%
	Of the total, number on waged option programmes	75	39	52%
	Number gaining a qualification	430	70	16%
	Number moving into employment	340	30	9%
	Number of Wage Subsidies to Employers	40	21	53%
Lot 2 Health Barriers to Employment	Number of Clients Supported	60	31	52%
	Number of clients referred from the end-to-end employability service	20	3	15%
	Number of supported employment placements/job placements directly provided	18	9	50%
	Number of clients gaining a vocational qualification	20	13	65%
	Number of clients with greater confidence to progress into work	40	20	50%
	Number of clients progressing to employment on leaving the project	14	6	43%
Lot 3 Employment advice, advocacy and guidance	Number of clients supported	600	234	39%
	Number of clients remaining in employment	450	226	50%
	Number of job retention hearings attended	70	28	40%
	Number of clients with greater awareness of their employment rights	500	234	47%

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Scott Allan	Report No:	ERC/RT/GMcF/18.605
Contact Officer:	Corporate Director Environment, Regeneration & Resources	Contact No:	01475 712764
Subject:	Upper Kirn Drive, Gourock Proposed Residential Development and Road Widening		

1.0 PURPOSE

- 1.1 The purpose of this report is to present further information to the Committee (as agreed at the Committee of 29 August 2019) in relation to roads and traffic options associated with residential development at Kirn Drive.

2.0 SUMMARY

- 2.1 The report on the outcome of the public open space consultation is attached as appendix 1. This contains public and private representations.
- 2.2 At this Committee on 29 August 2019, reports were considered regarding the public consultation into the disposal of council land north and south of Kirn Drive, Gourock. The relevant land is shown in the attached plan as site 1, site 2 and the community park and amenity. The previous reports to this Committee recommended that Council agreed to the sale of site 1 and site 2 but retain the site of the former St Ninian's Primary School in Council ownership. It was also recommended that the Council allow the use of the former St Ninian's Primary School site to fulfil the open space requirements for residential developments on sites 1 and 2.
- 2.3 The matter was continued in view of a desire to see the proposal for the widening of Kirn Drive which is associated with residential development on sites 1 and 2, in comparison with the transportation study carried out in 2015.
- 2.4 The study in 2015 examined 5 traffic options to address vehicle conflict on Kirn Drive created by a combination of parking and insufficient road space. Despite extensive engagement with the community on a variety of schemes involving one-way systems, no consensus was reached. A key aspect of one-way systems is that traffic is diverted into areas not currently affected by the Kirn Drive issue.
- 2.5 The current proposal which is associated with the residential development proposals could not be considered at that time because it involves capital expenditure. The widening can however be delivered through a capital receipt to the Council from the sale of sites 1 and 2 for residential development. In comparison with traffic management schemes considered in 2015, the road widening option as currently proposed does not affect traffic flows remote from Kirn Drive. It therefore maintains the status quo in terms of traffic distribution but resolves the traffic conflict on Kirn Drive through widening. Consequently the only effect will be on residents directly on Kirn Drive and officers consider that this effect is positive because it facilitates parking without creating congestion.

- 2.6 It is recommended therefore that in a comparison of the previous traffic options presented to the community in 2015, with the current road widening proposal associated with development, the current proposal is to be preferred as a traffic solution.
- 2.7 In consequence of this, officers request that Members consider the outcome of the public consultation relative to the disposal of sites 1 and 2 as referred to in the Committee report of 29 August 2019. In taking any decision for disposal involving this traffic solution, the Committee should be aware that the developer will be required to go through a full planning application process which will of course involve further public consultation. The proper planning of the area will be determined by the Planning Board.

3.0 RECOMMENDATIONS

It is recommended that the Committee:-

- 3.1 considers the roads and traffic options associated with residential development at Kirn Drive, Gourrock as noted in this report; and
- 3.2 having regard to the representations received in response to the public open space consultation, decides **either**:
- (a). instruct the Head of Legal and Property Services to withdraw from negotiations for this proposed disposal; **or**
 - (b). to remit to the Head of Legal and Property Services to proceed to conclude a bargain for the sale of the proposed development site at Kirn Drive, on suitable terms and conditions.

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 At this Committee on 29 August 2019, reports were considered regarding the public consultation into the disposal of Council land north and south of Kirn Drive, Gourrock. The relevant land is shown in the attached plan as site 1, site 2. The previous reports to this Committee recommended that the Council agree to the sale of site 1 and site 2 but retain the site of the former St Ninian's Primary School in Council ownership. It was also recommended that the Council allow the use of the former St Ninian's Primary School site to fulfil the open space requirements for residential developments on sites 1 and 2.
- 4.2 The matter was continued in view of a desire to see the proposal for the widening of Kirn Drive which is associated with residential development on sites 1 and 2, in comparison with the transportation study carried out in 2015.
- 4.3 The study in 2015 examined 5 traffic options to address vehicle conflict on Kirn Drive created by a combination of parking and insufficient road space. Despite extensive engagement with the community on the 5 options involving one-way systems, no consensus could be reached.
- 4.4 The transportation study modelled the impact of 5 different scenarios and how they affected the roads in the surrounding area. The options were:
 1. Kirn Drive one-way westbound from Arran Avenue to Divert Road.
 2. Kirn Drive one-way westbound between Drumshantie Road and Divert Road, Staffa Street one-way northbound full length.
 3. Kirn Drive one-way eastbound between Drumshantie Road and Divert Road, Staffa Street one-way southbound full length.
 4. Kirn Drive one-way westbound between Drumshantie Road and Divert Road, Staffa Street two-way operation, Divert Road one-way northbound for full length.
 5. Kirn Drive one-way westbound between Drumshantie Road and Divert Road, Staffa Street one-way northbound for full length, Divert Road one-way northbound for full length, Tower Drive one-way eastbound between Divert Road and Drumshantie Road.
- 4.5 The study concluded that Option 1 would have the least impact on the surrounding area, however would add an additional 35vehicles/hr on Divert Road and 35vehicles/hr on Tower Drive. Option 2 was discounted as it impacted on the school pick-up and drop-off. Option 3 would reverse the predominant flow and this would impact Tower Drive, it also impacted on the school drop-off and pick-up. Option 4 impacts the bus service and affects a higher volume of residents. Option 5 showed the poorest results as it affected bus services and residents and also showed a rat-run along Staffa Street and Kingsway.
- 4.6 Another study was commissioned in 2019 to investigate further options on Kirn Drive between Arran Avenue and Skye Crescent, the study investigated 3 options, widen the road on the north side (house side), widen the road on the south side or create passing places.
- 4.7 The 2019 study recommended option 1 that Kirn Drive should be widened to the south side to create two running lanes for traffic and provide on-street parking.
- 4.8 Taking the 2015 and 2019 studies into consideration and concluding that there is no consensus regarding a one-way system and with the available capital receipt from the new development it would be beneficial to proceed with the recommended road widening scheme which will bring major improvements to the local area by reducing congestion, vehicle conflicts, will reduce journey times and also provide dedicated on street parking.

Finance

5.1 Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
			£500,000		Contribution from the Kirn Drive Development

Legal

5.2 There are no legal implications arising from this report.

Human Resources

5.3 There are no HR implications arising from this report.

Equalities

5.4 There are no equality issues arising from this report.

Repopulation

5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

6.1 The Head of Legal and Property Services and the Chief Financial Officer have been consulted on this report.

7.0 LIST OF BACKGROUND PAPERS

7.1 Kirn Drive Congestion Alleviation Study
S-Paramics Option Test Study

Report To:	Environment and Regeneration Committee	Date:	29 August 2019
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	LP/102/19
Contact Officer:	Gerard Malone	Contact No:	01475 712102
Subject:	Upper Kirn Drive, Gourock – (a) open space consultation; and (b) proposed residential development and road widening – Part A		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the outcome of an open space consultation recently carried out in order to obtain and consider the views of the community in relation to a proposed residential and road widening development, which it is anticipated will be located on ground adjacent to Kirn Drive, Gourock to which the public currently have access, as per the plan at Appendix 1.

2.0 SUMMARY

- 2.1 The proposed residential development and road widening project at Kirn Drive, Gourock has been the subject of a number of reports to this Committee. This report (part A) seeks to update the Committee on an open space consultation carried out in relation to that development. All responses to the consultation are attached within the appendices (Appendix 2 is public as it comprises Gourock Community Council's response and the front page of a public petition. Appendix 3 is private as it comprises the individual letters from petitioners and individual representations received). This report is a public report on the open space consultation.
- 2.2 There is a separate report (part B) on the agenda for this meeting in the private and exempt section. That separate report provides options for the Committee, dependent on the outcome of the open space consultation.

3.0 RECOMMENDATIONS

It is recommended that the Committee:-

- 3.1 notes the outcome of the open space consultation in relation to the proposed residential development at upper Kirn Drive, Gourock and the terms of the representations received as detailed in the body of the report prior to consideration of the recommendations in the part B report.
- 3.2 having regard to those representations, decides **either**:
- (a). instruct the Head of Legal and Property Services to withdraw from negotiations for this proposed disposal; **or**
 - (b). to remit to the Head of Legal and Property Services to proceed to conclude a bargain for the sale of the proposed development site at Kirn Drive, on suitable terms and conditions.

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

- 4.1 The proposed residential development and road widening project at Kirn Drive, Gourrock has been the subject of a number of reports to this Committee. An outline of the development proposal is attached at Appendix 1 and involves the construction of 23 semi-detached and detached dwelling houses at site 2; site 1 will comprise 75 units, containing a mix of terraced, semi-detached and detached dwelling houses, all 98 units will be for the private residential market. The site of the former St Ninian's primary school is shown on the plan as a community park and amenity space.
- 4.2 Detailed proposals for housing development have been considered at the January and May meetings of this Committee. Any such proposals for development are subject to the Committee's consideration of the outcome of this consultation.
- 4.3 The report to the May Committee also requested that the Committee note that the site of the former St Ninian's primary school lies within a designated residential area in the current and proposed Local Development Plan and, accordingly, to decide either:
- (i) to market the site separately in accordance with its Local Development Plan designation for residential use; or
 - (ii) to include the site within the upper Kirn Drive development proposal for open space and play area provision.
- 4.4 As parts of the overall site constitute open space, public consultation on a proposed disposal is required in terms of Section 27 of the Town and Country Planning (Scotland) Act 1959. Further, the Committee must consider any objections received as a result of that consultation before any disposal can take place. The Committee granted delegated authority to officers to progress such a consultation at its meeting of 17 January 2019.
- 4.5 The consultation ended on 31 July 2019 and the responses are attached in the appendices. There were 20 responses in total, one of which was a petition signed by 80 residents of Kirn Drive. A summary of the responses, including said petition, is detailed in the table below.

4.6 **Kirn Drive, Gourrock public open space consultation**

4.7	Name	Support/Against	Reason
	name and address supplied – private appendix 3	Against	Wants to retain St Ninian's as open space. Concerns over loss of open space.
	name and address supplied – private appendix 3	Reservations	Concerns about congestion and wants St Ninian's site to be used for parking.
	name and address supplied – private appendix 3	Against	Concerns over road congestion and school capacity.
	name and address supplied – private appendix 3	Against	Concerns relating to congestion on Kirn Drive but also privacy.
	name and address supplied – private appendix 3	Against	Concerns over congestion on Kirn Drive and school capacity.
	name and address supplied – private appendix 3	Against	Inconvenience of construction traffic.
	name and address supplied – private appendix 3	Against	Wants clarification on road widening proposals. Concerns over congestion and school capacity.
	name and address supplied – private appendix 3	Against	Inconvenience of construction; concerns over road widening and school capacity plus loss of open space.
	name and address	Against	Concerns over loss of open space; traffic

supplied – private appendix 3		congestion; school capacity.
name and address supplied – private appendix 3	Against	Concerns over loss of open space and congestion.
name and address supplied – private appendix 3	Against	Concerns over adverse effect on own property; road congestion; loss of open space; school capacity.
name and address supplied – private appendix 3	Against	Concerns over adverse effect on own property; road congestion; loss of open space; school capacity.
name and address supplied – private appendix 3	Against	Concerns over congestion; school capacity and existing local services; loss of open space.
name and address supplied – private appendix 3	Against	Concerns over adverse effect on own property and disruption of new development; loss of open space.
name and address supplied – private appendix 3	Against	Concerns over adverse effect on own property; road congestion; loss of open space; school capacity; potential contamination.
name and address supplied – private appendix 3	Against	Concerns over congestion – wants a one way system.
name and address supplied – private appendix 3	Against	Concerns over adverse effect on own property and disruption of new development; traffic congestion; loss of open space.
Petition – Mr Oliver – Front page Public appendix 2 Individual letters – private appendix 3	No explicit mention of development. Opposes road widening and seeks one way system.	Signed by 80 occupants of Kirn Drive all of whom oppose the proposal for road widening and wish the council to support the creation of a one way system at Kirn Drive.
Gourock Community Council –Public appendix 2	Against	Various issues – as per letter.
name and address supplied – private appendix 3	Support	In agreement with more housing and widening of road.

- 4.8 The majority of responses related to concerns over congestion, loss of open space and lack of school and other emergency service capacity. Comments in relation to each of these headings are detailed below:-

Congestion

The majority of responses were in relation to concerns over traffic congestion on Kirn Drive. Whilst it is acknowledged that there will be some disruption on Kirn Drive during construction, every attempt will be made to keep this at a minimum. On completion of the development and road widening it is anticipated that Kirn Drive should be capable of achieving two way traffic along that stretch currently most affected by congestion.

The final road scheme has not yet been concluded but officers within the Council's roads service are working towards this and a report on the final scheme will be brought before this Committee for approval at a future date.

Open Space

There were a lot of concerns over the loss of open space, however, the proposals seek to ensure that the site of the former St Ninian's school is retained as open space and indeed improved with the construction of a new play area and amenity landscaping.

The former pitches site, which constitutes the majority of site 1, is no longer in use and 2 new 5G pitches have recently been completed at the nearby Gourock Park. There remains plenty of open space in ground adjacent to the former pitches and also adjacent to the Moorfoot site. As

part of the planning approvals the developer has agreed to incorporate new paths within woodland to the rear of the development which will aid access to open space.

School capacity

The current roll capacity as reported to Audit Scotland for the 2018/19 educational year for schools within the catchment area of the proposed development are detailed in the table below.

School	School Roll	Working Capacity	Roll Capacity (%)	Planning Capacity
St Ninian's	310	385	81%	495
Moorfoot	257	322	80%	363
Gourock Primary	223	254	88%	297
St Columba's	708	686	103%	686
Clydeview	904	990	91%	990

The percentage roll capacity indicates how much available capacity there currently is in each school based on the present school roll and working capacities, however, there is further scope to increase this capacity if the planning capacity is adhered to rather than the working capacity. The working capacity relates to the present teacher/pupil ratio. If the planning capacity was used we would need to increase the number of teachers employed. These figures suggest that the schools should be able to accommodate an increase in pupil numbers.

5.0 **IMPLICATIONS**

5.1 Finance

This report is focused on the outcome of the open space consultation. Part A is wholly separate from consideration of the financial implications in connection with any disposal which may be considered. The budget headings are provided here for purposes of full transparency but are entirely separate from any detailed financial appraisal of any decision (part B).

One off Costs (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital Fund	Capital Receipt	2020/21	TBC		
Capital Fund	Legal & Property Fees	2020/21	TBC		
Capital Recharge	Legal and Property Fees	2010/21	TBC		

Annually Recurring Costs (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Net Impact	Virement From	Other Comments

5.2 Legal & Property Services

As the proposal involved disposal of land consisting of open space, and so required a consultation in terms of Section 27 the Town and Country Planning (Scotland) Act 1959, it is necessary for the Committee to have regard to the terms of representations received in that consultation in reaching a decision on whether or not to proceed.

5.3 Equality

No implications

5.4 Repopulation

This report is concerned with the provision of land for the construction of residential accommodation within the Inverclyde area and as such fully supports the repopulation initiative.

6.0 CONSULTATIONS

6.1 The Chief Financial Officer has been consulted on the contents of this report.

6.2 The Head of Regeneration & Planning has been consulted on this report

7.0 LIST OF BACKGROUND PAPERS

7.1 None

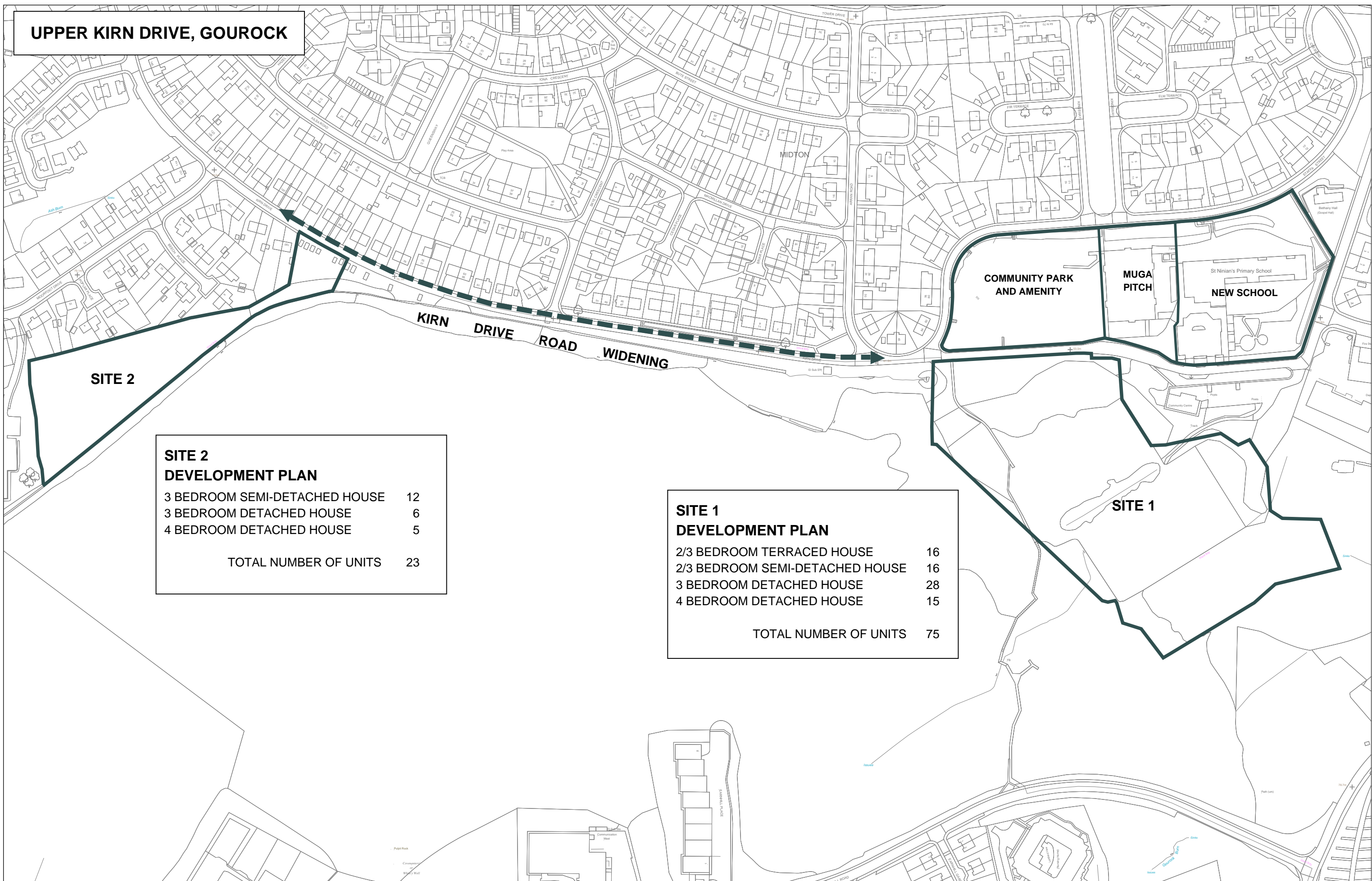
UPPER KIRN DRIVE, GOUROCK

SITE 2
DEVELOPMENT PLAN

3 BEDROOM SEMI-DETACHED HOUSE	12
3 BEDROOM DETACHED HOUSE	6
4 BEDROOM DETACHED HOUSE	5
TOTAL NUMBER OF UNITS	23

SITE 1
DEVELOPMENT PLAN

2/3 BEDROOM TERRACED HOUSE	16
2/3 BEDROOM SEMI-DETACHED HOUSE	16
3 BEDROOM DETACHED HOUSE	28
4 BEDROOM DETACHED HOUSE	15
TOTAL NUMBER OF UNITS	75



APPENDIX 2



GOUROCK COMMUNITY COUNCIL

GAMBLE HALLS

44 Shore Street

GOUROCK

PA19 1RG

INVERCLYDE COUNCIL

MUNICIPAL BUILDINGS

Clyde Square

GREENOCK

PA15 1LX

31st July, 2019

FOR THE ATTENTION OF THE HEAD OF LEGAL AND PROPERTY SERVICES

Dear Mr Malone,

PROPOSED DISPOSAL OF LANDS BY KIRN DRIVE, GOUROCK INCLUDING FORMER SCHOOL SITE & THE WIDENING OF ROAD

SUMMARY OF PROPOSAL

A Notice under the Town & Country Planning (Scotland) Act of 1959 states that the Inverclyde Council proposes to dispose of two areas of land, lying South of Kirn Drive, Gourock. The 10,962 square meters and 32,930 square meters) to form part of a housing development. Kirn Drive is also to be widened. In addition, the former Saint Ninian's Primary School site of 9,768 meters may also be disposed of, but noted that this may be developed as public open space as part of the proposal.

Copies of this plan have been seen from the Notice and are available on:

www.inverclyde.gov.uk/kirndirve

or requested by phone by calling:

01475 712 102

or by email:

property@inverclyde.gov.uk

with thanks.

OBJECTION TO THE ABOVE PROPOSAL WITH EXCEPTIONS

Gourock Community Council (GCC) are writing after been asked for an opinion. Having examined the plans and consulted with people who know the sites best: those who live on Kirn Drive. GCC have asked for opinions based on the views of the community over a long period of time, and found that there are many issues about the area that have not changed.

The current members know the needs of the community, which are based on ongoing consultations, meetings, receiving complaints, particularly about the traffic and parking. The people who live on Kirn Drive have been vocal, and have a petition which GCC are writing to support in objecting to development in the area. This has had a lot of recent changes that have exasperated the issues, bringing more people and vehicles to an already congested area, and there has been very little time to settle from the works going on, or get used to the new changes.

Please note that GCC were promised some play areas as part of development for Upper Gourock and community areas at each end of Kirn Drive. People asked for this, and continue to expect this promise to be honoured. GCC would like that the former site of Saint Ninian's Primary School is to be a community area of gardens with a play park. People who have children attending Saint Ninian's Primary and Moorfoot Primary School are seeking a similar arrangement to the contained areas enjoyed by families attending Gourock Primary School. In addition, since the play park at the new housing development at the other end of Kirn Drive did not get a play area, GCC would like some of the grounds allocated from this proposal for this and some community gardens. A play area had been promised, also to have been completed before the very first house was ever sold. This did not happen.

GCC also support in principle the proposal from residents to make Kirn Drive one way and would ask that this is investigated as a possibility, as it is strongly desired by over 80% the people who live there.

GCC believe that under Town & Country Planning (Scotland) Act 1959 and Community Empowerment Act 2011 the case is robust in these most recent objections.

RECENT VISION FOR GOUROCK (with regard to Upper Gourock)

Gourock is a rural town, suggesting just what we have here: green space, moorlands, trees and grass. We also have magnificent views of the Clyde and two Ferry Ports, a Gateway to the Highlands, noted for attracting tourism, which has seen an increase, as there was a 200% spike in 2016 according to HolidayLettings.co.uk. Upper Gourock Kirn Drive area does not have views of the water and natural surrounding to help keep this rural feeling.

More development could have an urbanising effect that may be a material change for residents, workers, those who study, school, and visit Upper Gourock on holiday or simply passing through. At sea level Gourock has the shores to investigate and enjoy, and our Pool, as well as shops. Other parts of the town have viewpoints, and the leafy areas keep the area pretty and cleaner for good health: this is well publicised the world over to help to maintain good mental health.

The Green Pathways Project has shown that even disadvantaged children improve in confidence and behaviour when learning about the environment. The proposed areas are between two Primary Schools, and near the two Senior Schools of Gourock. GCC know that people here would like more opportunities to enjoy the outdoors and learn about natural things. There is the case for having the proposed sites preserved for leisure and as a pollinator corridor. Gourock people are proud to have a variety of wildlife, including, birds, insects, and animals, in addition to having well established trees, shrubs, flowers and grasses indigenous to Scotland. All of these things need to have more similar spaces around a mile apart, and at the moment Gourock seems to be bridging the pollinator corridors, while other areas are trying to establish what we already have. There is also the freshwater burn which several projects in Scotland might show interest in, including the Living Water Project and Dragonfinder.

There are opportunities that would actually improve the image of Gourock, and there are already natural habitats of remarkable quality where our residents are mammals like roe deer, foxes, rabbits, hedgehogs, bats, & squirrels; amphibians like toads and frogs; birds including owls, skylarks, ravens, and jackdaws; a huge variety of insects like damselflies, dragonflies, moths, & butterflies, and bees are in abundance. Many of the flowers are wild and indigenous to Scotland, with the residents of Kirn Drive excited about the presence of European protected Bluebells. Many of the things living in the community are protected wildlife, and the ones named here have been observed: the list is not complete.

GCC would ask that developers have an Assessment Screening for environmental impact before any more development is proposed. GCC think that this is major development to the area and would like further consultation with locals.

NEIGHBOURHOOD PLAN

The local Tenants & Residents Association, Tower Drive TARA, that takes in Kirn Drive, the streets of Midton, and beyond, have been working on a neighbourhood plan for some time since forming. While are not affiliated to a Housing Associations presently, they are accepted as being effective community activists by individuals, agencies, and organisations. Being residential in the area allows membership, the Officers have been voted, and are continuing in roles bridging with GCC.

At a Single Issue Meeting there were plans that complement the proposal of one way on Kirn Drive by the TARA & GCC, and this is still upheld as desired. More play areas and leisure facilities on the doorstep continue to be a constant request, along with more provision for social housing for families, for elderly and cared for seniors. Written work was submitted to the Council at various times when asked for opinions, especially for the Inverclyde Development Plan.

RECENT PLANNING

Provision of bus bays and moving pick-up points for buses has helped to alleviate some of the congestion, with issues about times of day during school pick-up times, and build ups when activities are going on around the re-cycling, community centre, George Road entrances to the park, pitches, and other places including the Fire Station. A new Transport Assessment in light of the proposed housing would be required. There are two small churches that need access too, situated on Drumshantie Road and Tower Drive. The junction at George Road has historically had a lot of attention: with no clear solution proposed, GCC would prefer to see the infrastructure in place before new development was suggested.

All development, even if for leisure, brings people and vehicles into the area and there is very restricted parking. People with disabilities are finding it difficult even to get home, and their carers, particularly the professionals, find that extra time is needed in Upper Gourock to get to people. On a busy bus route with hundreds of pedestrians, cyclists and activity, a simple thing like bin collections can really impact on the area.

There are concerns that more houses will add to all of this and swell already full schools, put more strain on the health centre, and that there is a feeling that there is not enough being provided for the people already here. GCC ask if there could be an Equality Assessment for the type of housing proposed, and also if the houses will be affordable or for a large proportion of social housing. Recent housing developments have completely failed Upper Gourock people in provision for social housing allocation: there have been no new builds and few are available. People have identified these needs and have their say through platforms like GCC Forum, meetings, and complaints.

WATER ISSUES, FLOODING, & DRAINAGE

The roads at Kirn Drive and Drumshantie Road are regularly flooded. The steps onto Kirn Drive that come from the playing fields resemble a waterfall river during the frequent heavy rain of Gourock. Could drainage for new housing affect water supplies by contamination? Could it also effect drainage for wider area for waste water?

SEPA Flood Maps show that Kirn Drive area at the old Copper Mine entrance is deep purple - indicative of high surface water. The area around George Road, Drumshantie Road and pitches including the top of Gourock Park are various shades of purple or deep purple.

WATER PRESSURE: It is wondered if more housing impact existing accounts for things like pressure?

SEWAGE & CONTAMINANTS: Could pollution occur to the burn? If land is dug up during building work, and a development was to go ahead, there would be a lot of drift as seen in the recent building work locally. Contamination is a concern, particularly in light of the fact that the moors were used for target practice for artillery for decades and there are known munitions still in the land, both lead and metals and phosphorus. All of which could effect and harm the local diversity of all wild things and also of people.

GCC will be asking Scottish Water for an opinion, along with Scottish Natural Heritage, about things like preservation of trees, as they are well established, tree felling impacting areas that flood and all over Scotland. Other places are planting areas just like what we already have here to help with flooding, environment and human health.

GEOLOGICAL AND HISTORICAL INTERESTS

This was also the area of the Copper Mine, and geographical seams of minerals. It is wondered by some people if there is geological interests yet untapped.

There has been various historical pieces of importance: a prehistoric bronze spearhead was found nearby that dates back thousands of years. The remains of a Medieval farm & rig have been found near the reservoir. There seems to be a vast area of almost unspoiled land that could hold all sorts of interesting historical gifts.

OTHER SUPPORT

GCC are supporting initiatives by residents on Kirn Drive who have consulted as many neighbours as possible, with some on holiday or unavailable. Of 85 possible homes in proximity, 66 names object, with several still to consult - there seems to be some empty houses while people are in transition, possibly 5 all together of the 85. GCC understand that 10 objections are a serious amount, so would like the weight of numbers supporting a one way road on Kirn Drive to be given your attention. The people are also concerned about more people and vehicles, but were not specifically asked about the housing development at this time, although many have commented in the past about concerns in general.

GCC have not been informed about what stages plans are in place to dispose of the land proposed. GCC request help to see what the timeline is for a location plan that has no details: it is understood that at the moment it is not a full application.

Surveys and advice will be requested to be sought by the developers from Tree Specialists, Biodiversity and Protected Species, as well as others mentioned in parts of this objection.

Opinions would be surveyed as well as canvassed by GCC to all over Midton with a planned methodology that would include schools, groups, and organisations, as well as businesses and Services including but not only the Emergency Services, HSCP, and Social Work.

DISCLAIMER

Every effort in research and conversation has been made to note accurately what people say, and GCC have tried to record this properly. GCC accept no responsibility for mistakes or errors, omissions or unprofessional statements which have a different meaning than that intended. Should anyone wish to question the facts or meaning this writer the GCC Secretary will be pleased to answer any questions or query that is helpful to the objection.

Yours faithfully,
Gourock Community Council

Notes by GCC Secretary Geraldine Harron

Breakdown of petition to have Kirn Drive made a one way system

There are 82 properties on Kirn Drive

66 householders are in favour of one way system

5 properties have disabled residents as they have no family living in house I did not approach them

5 properties under renovation wasn't able to contact owners

2 people objected

1 property seems to be abandoned

1 resident liked the idea but did not want his name on petition

2 properties I could not get response from

This petition was done over period of 3 weeks at different times of the day to maximise people's work and possible holiday commitment

Regards,

Bill Oliver

Report To:	Environment and Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	E&R/19/10/02/SJ/ AW
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Development Plan Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on Development Plan coverage within Inverclyde and to seek approval/adoption of associated documents.

2.0 SUMMARY

- 2.1 The Development Plan for the Inverclyde area is comprised of the Glasgow and the Clyde Valley Strategic Development Plan (known as Clydeplan), which was approved by the Scottish Ministers in July 2017, and the Inverclyde Local Development Plan which was adopted in August 2019. The Council therefore has an up-to-date development plan.
- 2.2 There is Supplementary Guidance to be produced to accompany the Plan. The Enabling Development Supplementary Guidance was published in draft format alongside the Proposed Local Development Plan. No comments were received and it is proposed that it is now adopted.
- 2.3 The Council is required to publish a Development Plan Scheme and Participation Statement annually. The 2019 version is attached for approval.
- 2.4 A draft Statement of Importance for the West Renfrew Hills Local Landscape Area was published alongside the Proposed Plan. No comments were received. A finalised version is attached for approval.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee:
- (i) notes that Inverclyde has up to date development plan coverage;
 - (ii) agrees that the Supplementary Guidance on Enabling Development (Appendix 1) is adopted;
 - (iii) approves the 2019 Development Plan Scheme and Participation Statement (Appendix 2); and
 - (iv) approves the West Renfrew Hills Local Landscape Area: Statement of Importance (Appendix 3).

Stuart W. Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 The Development Plan is a statutory document prepared by planning authorities, which sets out strategy and policies for the use of land and buildings within the area it covers. The Development Plan covering the Inverclyde Council area is comprised of the Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan), which is prepared in partnership with the 7 other Glasgow city-region local authorities, and the Local Development Plan. Together with the National Planning Framework 3, Scottish Planning Policy and the Council's own planning guidance, the Development Plan provides the planning framework for future development of the area and forms the basis for the determination of planning applications.

5.0 DEVELOPMENT PLAN UPDATE

Strategic Development Plan

- 5.1 The Glasgow and the Clyde Valley Strategic Development Plan, known as Clydeplan, was approved by the Scottish Ministers in July 2017. Under the Planning (Scotland) Act 2019 ("the new Act"), Strategic Development Plans are no longer to be prepared. Instead, planning authorities are to prepare Regional Spatial Strategies, which will not form part of the development plan. At this time it is proposed that a Regional Spatial Strategy will be prepared for the Glasgow City-region area. Until a Regional Spatial Strategy is prepared covering Inverclyde, Clydeplan remains in effect as part of the development plan.

Local Development Plan

- 5.2 The Local Development Plan was adopted on 26 August 2019. This means that the Council continues to have an up to date development plan. Local development plans are to remain part of the development plan under the new Act, although the process for preparing them has changed, with the main issues report stage removed and a 'gatecheck' examination ahead of publishing the proposed plan introduced. The time period to be covered by local development plans has been extended from 5 to 10 years.
- 5.3 A provision for local communities to prepare local place plans which the local development plan requires to take into account is included in the new Act. Secondary legislation and/or guidance in respect of this provision and other provisions relating to local development planning is/are awaited.

National Planning Framework and Scottish Planning Policy

- 5.4 National Planning Framework 3 and the current Scottish Planning Policy document both date from 2014. The new Act moves the National Planning Framework onto a 10 year cycle (previously 5 years) and makes it part of the development plan. Scottish Planning Policy will be incorporated into the National Planning Framework. The next National Planning Framework is required by the Act to be produced by 2024, although it is understood that the Scottish Government intend to prepare it sooner.

Supplementary Guidance

- 5.5 Under the previous development plan system, supplementary guidance formed part of the development plan. This status has been removed under the new Act. However, as the Inverclyde Local Development Plan was prepared under the old system, associated supplementary guidance has been prepared and will remain part of the development plan until that part of the new Act removing that status is fully brought into force. The status of the supplementary guidance associated with the Inverclyde Local Development plan is set out in the table below.

Supplementary Guidance	Status
Planning Application Advice Notes	Revised draft for consultation will be brought to a later Committee.
Priority Places	Revised draft for consultation will be brought to a later Committee.
Energy	Revised draft for consultation will be brought to a later

	Committee.
Enabling Development	This guidance relates to situation where new build development is proposed to enable the restoration of a listed building (e.g. such as at Balrossie in Kilmacolm). A version of this was published with the Proposed Plan and no comments were received. Approval is sought to adopt this guidance, which is attached as Appendix 1.
Development Briefs for Housing Sites	Draft for consultation will be brought to a later Committee.
Development Affecting Trees	Draft for consultation will be brought to a later Committee.
Delivering Green infrastructure Through New development	Draft for consultation will be brought to a later Committee.
Affordable Housing in the Inverclyde Villages	Draft for consultation will be brought to a later Committee.

Development Plan Scheme and Participation Statement

- 5.6 The Council is required to prepare a Development Plan Scheme and Participation Statement annually. The Development Plan Scheme sets out what development plans are in place and the timetable for preparing the replacements. The Participation Statement sets out how communities and organisations will be involved in plan preparation. Owing to the recent adoption of the Inverclyde Local Development Plan and the introduction of a new development plan process for which secondary legislation and guidance is awaited, this year's development plan scheme does not include a preparation timetable for the next local development plan or information on how participation in that process will be encouraged. It is attached at Appendix 2 for approval.

West Renfrew Hills Local Landscape Area: Statement of Importance

- 5.7 The West Renfrew Hills within Inverclyde have been recognised as being of landscape value since their inclusion as a Regional Scenic Area in the 1981 Strathclyde Structure Plan. The landscape value of the area continues to be recognised through its designation as a Local Landscape Area in the Local Development Plan. A draft Statement of Importance was published alongside the Main Issues Report setting out the special qualities of the landscape area. The finalised Statement of Importance is attached at Appendix 3 for approval.

6.0 IMPLICATIONS

- 6.1 There are no financial implications associated with this report.

Financial Implications:

One off Costs

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

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

Legal

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

Human resources

- 6.3 There are no personnel issues associated with this report.

Equalities

- 6.4 There are no equalities impacts arising from this report.

Repopulation

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

7.0 CONSULTATIONS

- 7.1 The Head of Legal and Property Services was consulted on the content of this report.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 None

Appendix 1: Supplementary Guidance on Enabling Development

Appendix 2: 2019 Development Plan Scheme and Participation Statement

Appendix 3: West Renfrew Hills Local Landscape Area: Statement of Importance



Inverclyde
council
**LOCAL
DEVELOPMENT
PLAN**

**ADOPTED PLAN
2019**



**SUPPLEMENTARY GUIDANCE
ON ENABLING DEVELOPMENT**

LOCAL DEVELOPMENT PLAN (2019) – SUPPLEMENTARY GUIDANCE ON ENABLING DEVELOPMENT

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5.0 Summary

Appendix

Annex 1: Example of a typical development appraisal layout for a single phase development

1.0 Introduction

1.1 This Supplementary Guidance is part of a suite of supplementary guidance documents supporting the Inverclyde Local Development Plan (2019). Supplementary guidance provides detailed information on specific policies in the Inverclyde Local Development Plan, thereby enabling the Plan to focus on the spatial strategy, main policies and development proposals.

1.2 This guidance supplements Policy 30 - 'Enabling Development' in the Local Development Plan by setting out the criteria for achieving compliance with the policy and identifying supporting processes.

1.3 The guidance is aimed at:

- Developers/professionals considering new projects;
- Communities and interest groups considering the benefits/disbenefits of an enabling development proposal; and
- The Regeneration and Planning Service and Inverclyde Council Councillors, who will assess and determine planning applications for enabling development

1.4 The guidance is structured as follows:

- Section 2.0 provides background information, including a definition of enabling development and its relevance in Inverclyde. It also sets out the national and local planning policy context, explains why supplementary guidance is required and outlines the scope of the guidance.
- Section 3.0 sets out the assessment criteria which will be used to determine whether enabling proposals comply with Policy 30.
- Section 4.0 outlines a number of processes which will support the assessment and determination of enabling proposals and, where applicable, their implementation.

1.5 This Supplementary Guidance is supported by Annex 1: 'Checklist of information to be submitted with an Enabling Development application'.

2.0 Background

What is Enabling Development?

2.1 Enabling development is an established planning tool. In the context of Scottish Planning Policy (2014), enabling development seeks to subsidise the cost of restoring a listed building and securing its long term future. The need for a subsidy arises when this cost is greater than the buildings resulting value to its owner, also known as the 'conservation deficit'. The concept of enabling development is that development, which would otherwise be contrary to established planning policy and not permissible, may be acceptable if it can be demonstrated that the public benefits of the proposal, e.g. restoring and securing the long term future of a listed building at risk of being lost, would outweigh any negative impacts.

2.2 Enabling development was confirmed as a legitimate planning tool in 1988, when the Court of Appeal, in R v. Westminster City Council ex parte Monahan, upheld the validity of a planning permission authorising office development, even though contrary to the development plan, on the basis that it would provide the funds to improve the Royal Opera House, Covent Garden, which was unobtainable by other means.

2.3 While enabling development can vary in type, it is most often associated with new build residential development to support the restoration and re-use (residential) of a historic building.

Why is Enabling Development important in Inverclyde?

2.4 Enabling development has already been shown to be a relevant and important planning tool for restoring historic buildings in Inverclyde. Prior to the adoption of the previous Inverclyde Local Development Plan in 2014, planning approval was granted (under the 2005 Local Plan) and work completed on a number of enabling proposals,

including the redevelopment of the former Bridge of Weir Hospital at Quarriers village.



Redevelopment of the Former Bridge of Weir Hospital

- 2.5** In addition, a number of listed buildings in Inverclyde are identified on the 'Buildings at Risk Register', which highlights 'at risk' properties of architectural or historic merit throughout Scotland. Subject to compliance with Policy 30 and the wider Local Development Plan, some of these buildings could be restored and brought back into use through enabling development.

Policy Context

- 2.6** Enabling development is supported by Scottish Planning Policy (2014), which states that:

"Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset (listed building) and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset".

- 2.7** In accordance with Scottish Planning Policy, the Local Development Plan supports enabling development through Policy 30 - Enabling Development:

Policy 30 - Enabling Development

Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

Why is Supplementary Guidance Required?

- 2.8** While Policy 30 provides the principle for enabling development proposals to be brought forward in Inverclyde, the additional scope provided by this Supplementary Guidance allows the process and criteria for assessing proposals to be transparent and clearly align with national planning policy and best practice.

Scope of the Guidance

- 2.9** While this Supplementary Guidance applies solely to enabling development, it is not intended to cover all the issues which may be associated with this type of application. For example, issues relating to the protection of the Green Belt, the design and sustainability of new build development and impact on the character and setting of listed buildings will be dealt with through Policy 19 – Individual and Small Scale Housing development in the Green Belt and Countryside, Supplementary Guidance on Planning Application Advice Notes (PAANS) Supplementary Guidance, and Policy 29 - Listed Buildings. In addition, any potential environmental impacts will be identified and addressed through the policies set out in the Our Natural and Open Spaces section of the Local Development Plan, i.e. Policies 33-39.

- 2.10** In light of the above, this Supplementary Guidance only addresses those issues which relate specifically to enabling development proposals and are not covered elsewhere in the Local Development

Plan. This guidance should therefore be read and applied in conjunction with other relevant Local Development Plan policies.

- 2.11** The nature of enabling development means that proposals may not comply with all relevant Local Development Plan policies. Where there is conflict between policies, the final decision will be based on whether the public benefits associated with complying with planning policy decisively outweigh any disbenefits associated with non-compliance. For example, there may be situations where the public benefit of restoring a listed building does not decisively outweigh adverse impacts on the setting of the building and/or the surrounding landscape. The balance of benefits and disbenefits will be determined on a case by case basis, taking into account the merits of each proposal and consultation comments from stakeholders.

3.0 Assessment Criteria

What buildings will qualify for Enabling Development?

- 3.1** Policy 30 requires that enabling development proposals should prevent the loss of the listed building. While the assessment of when a listed building is in danger of being lost is subjective, the 'Buildings at Risk Register' provides an independent, robust and transparent approach to the determination of a buildings condition.

The 'Buildings at Risk Register'

The register highlights properties of architectural or historic merit throughout Scotland, which are considered to be at risk or under threat. It is maintained by Historic Environment Scotland.

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- Vacant with no identified new use
- Suffering from neglect and/or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured and open to the elements
- Threatened with demolition

It should be noted that the above list is not exhaustive and other criteria may sometimes be considered when assessing a building for

inclusion in the Register.

Anyone can suggest that a building should be added to the Register as long as it meets one of the criteria listed above.

- 3.2** To comply with this policy requirement, enabling proposals should relate to a listed building(s) identified on the 'Buildings at Risk Register' at the time of application or demonstrate that other justifiable circumstances exist.

- 3.3** Listed buildings which have previously been granted planning approval for enabling development, and where work has been completed, will not be supported for further enabling development. Incremental enabling development would not only be contrary to the key objective of 'securing the long term future of the listed building', but would also distort the assessment of public benefit/disbenefit, as the full impact of enabling development could not be known in advance.

Securing the long term future of the Listed Building

- 3.4** Policy 30 requires that enabling development proposals secure the long term future of the listed building(s) to which they relate. To comply with this policy requirement, proposals should demonstrate that they will secure the restoration, appropriate re-use, and ongoing management/maintenance of the listed building, through submission of:

- A Conservation Plan, defining all aspects of significance of the building and landscape, its vulnerability, and guidelines or policies for sustaining its significance. This should include consideration of where any new build enabling development would be most appropriately sited.
- A Conservation Management Plan, which sets out the ongoing actions necessary to sustain the significance of a listed building once works to restore and re-use the building have been completed. In particular, it should identify:
 - a) who will be responsible for the long-term management of the listed building
 - b) the necessary maintenance tasks and the frequency with which they will be undertaken.

c) how future maintenance will be funded in the long term

- 3.5** These plans should be prepared by a suitably accredited professional in building conservation. Historic Scotland's 'Conservation Plans: A Guide to the Preparation of Conservation Plans' (2000) provides useful information on conservation planning and management.
- 3.6** It is important that restoration works are carried out as soon as possible, in order to prevent further deterioration of the listed building(s). In light of this, proposals must demonstrate how the funds raised by the enabling development will be channelled into the restoration of the listed building at the earliest possible opportunity, i.e. through a phasing plan.

The Only Means Possible

- 3.7** Policy 30 requires that enabling proposals are the '**only means**' of preventing the loss of a listed building and securing its long term future. This reflects the fact that enabling development should only be used as a last resort as it often requires disbenefits to be accepted in return for greater public benefits. In addition, enabling is an inefficient means of funding a conservation deficit, usually requiring development with a value of three or four times the conservation deficit to break even.
- 3.8** To comply with the above policy requirement, an options appraisal should demonstrate that:
1. a number of potential uses have been investigated, with the proposed use being the optimum viable use that is compatible with the listed building.
 2. the listed building has been subject to market testing, unless:
 - it has been unsuccessfully marketed during the past 18 months or has been recently acquired for a price that reflects the current condition.

Where a listed building forms part of a larger historic entity, i.e. a Garden and Designed Landscape, it is expected that the historic entity will be market tested, unless it can be demonstrated, to the satisfaction of the Council and Historic Environment Scotland, that this would be inappropriate. This

approach is intended to prevent the detrimental fragmentation of the historic entity through the sale of the listed building only.

Market testing will normally include the offer of the unrestricted freehold or long leasehold (125 years or more) on the market at a realistic price reflecting the condition of the place, the presumption to retain and restore the asset, and, so far as ownership allows, with an appropriate curtilage. There should be no inflation of the price in the hope of demolition or additional development. The marketing should be carried out by a suitable firm of chartered surveyors or estate agents and include the placing of advertisements in all relevant journals. Assuming normal market conditions, the minimum period of active marketing will be six months. The emphasis must be on active marketing rather than merely placing the property's details on a website after an initial advertising campaign.

3. The potential for grant aid has been investigated and none is available. Where grant aid is available, but insufficient to cover the conservation deficit, this should be used in combination with enabling development to restore and secure the future of the listed building. Available grant aid should be included in the 'development appraisal' to be submitted with the planning application.
4. No other groups, such as a development trust, are willing to undertake the project.

The Minimum Necessary

- 3.9** Policy 30 requires enabling development proposals to be the '**minimum necessary**' to restore and secure the long term future of a listed building(s). This reflects the fact that enabling development can only be justified by the inherent lack of viability of the listed building, not an owner's inability to fund a commercially viable scheme.
- 3.10** To comply with this policy requirement, proposals should meet, but not exceed an identified 'conservation deficit', which exists when the existing value, plus the development cost (e.g. restoration, conversion to an appropriate use and developer profit), exceeds the value of the listed building after development.

3.11 With regard to developer profit, it is right and proper that a developer be allowed a fair and reasonable return on their investment, to reflect the risk involved in the development project. The appropriate level of developer profit will be determined on a case by case basis, taking into account the location of the development, length of development period, the target market, complexity of the scheme, possibility of unforeseen problems (although a contingency figure in the building costs should take this risk into account) and the stability of interest rates etc.

3.12 Compliance with this policy requirement should be confirmed through submission of a development appraisal, which covers all financial aspects of the proposed enabling development in sufficient detail to enable scrutiny and verification by the Council. The development appraisal must establish and justify the 'need' for enabling development and the scale of development necessary to meet that need. A template for a typical development appraisal is provided in Annex 1. While this template is for a single phase development, it can be adapted to cover multi-phase proposals and a variety of circumstances.

3.13 The development appraisal should be substantiated by:

- a) justification for current value, if not nominal;
- b) justification for end values, based on comparable transactions;
- c) detailed costed schedules of works;
- d) justification for any other exceptional costs; and – sensitivity analysis

3.14 Enabling proposals will not be justified where:

- a developer pays a higher price for a development opportunity than is justified by market conditions
- market conditions change to such an extent that the developer may not be able to realise the anticipated return on their investment.
- the owner's insurance is considered inadequate to meet the cost of repair and reinstatement following a normally insurable loss.

Public Benefits

3.15 Enabling development is often contrary to one or more planning policies and justified on the basis that the public benefits of the proposal decisively outweigh any disbenefits. While the restoration of a listed building is the key public benefit derived from enabling development, in terms of contributing to the retention and maintenance of the wider historic environment, it does not provide a direct benefit to the public/local community, who are likely to be most directly affected by any disbenefits. In light of this, a proposal should demonstrate how it will provide a significant public benefit, in addition to the restoration of the listed building. It is expected that public benefits will be directly related to the use of the listed building and/or its setting. However, off-site public benefits, which are proportionate to the proposed development, will be considered. While not exhaustive, the following is a list of potential benefits.

- New or improved public access to the listed building and/or its setting
- Restoration/reinstatement of the setting of the listed building (must be accompanied by public access)
- Biodiversity enhancements on site (must be accompanied by public access)
- Conversion of the listed building to a public use (i.e. tourist attraction, education facility etc.)
- Provision of Employment opportunities

3.16 The appropriateness and significance of public benefits will be determined by the Regeneration and Planning Service, taking into account the scale and impact of the proposal and public comment received during the statutory 21 day consultation period.

Location of New Build Development

3.17 In some cases applicants, who own or have control of land outwith the site of the listed building, may wish to locate the new build element off-site, either because there is no scope for new build development within the curtilage of the site, or to remove potential impacts on the setting of the listed building. This type of proposal will be considered on its merits, including the suitability of the off-site location. It should be noted that any additional costs associated with off-site development, such as the purchase of land, will not be accepted as a 'development cost', as this will increase the 'conservation deficit' and the scale of

enabling development required to meet it. This would be contrary to the principle of 'the minimum necessary'.

Provision of Supporting Information

3.18 Supporting information should be of sufficient detail to allow the Regeneration and Planning Service and its consultees to make an informed decision on whether an enabling proposal meets the criteria set out in this Supplementary Guidance. While some of the requirements for supporting information have already been highlighted under specific criteria, applicants should ensure that all the supporting information listed below is submitted with a planning application.

Checklist:

1. A report, including survey drawings, showing the existing form of the building and associated landscape and how it has developed through time.
2. A Conservation Plan, defining all aspects of significance of the building and landscape, its vulnerability, and guidelines for sustaining its significance
3. A Conservation Management Plan, which sets out the ongoing actions necessary to sustain the significance of a listed building once works to restore and re-use it have been completed. In particular, it should identify:
 - a. who will be responsible for the long-term management of the listed building
 - b. the necessary maintenance tasks and the frequency with which they will be undertaken.
 - c. how future maintenance will be funded in the long term
4. A design and access statement
5. An options appraisal (covering potential uses and sources of funding)
6. Proposals, defined in sufficient detail to understand their impact on the significance of the place
7. A development appraisal, substantiated by:

- justification for end values, based on comparable transactions
- detailed costed schedules of works
- justification for any other exceptional costs; and sensitivity analysis
- justification for current value

8. A Phasing Plan

9. Pre-Application Consultation Report (where undertaken)

10. A parallel application (if applicable) for scheduled monument consent or listed building consent

Type of planning application

3.19 As highlighted in the sections above, the determination of enabling development applications requires a full understanding of the benefits and disbenefits of each proposal, which can only be achieved if a sufficient level of detail is submitted with the application. For example, detailed information on layout and design and the financial justification are required to determine the proposals impact on the listed building and its setting and to establish and quantify the need for enabling. In light of this, applications for planning permission in principle, where substantive matters are reserved for later approval, are not appropriate and all enabling development proposals must be submitted as full/detailed planning applications.

4.0 Supporting Processes

Pre-Application Discussion

4.1 Applicants are encouraged to engage in pre-application discussion with the Regeneration and Planning Service, in order to highlight the key issues and identify any obstacles which need to be addressed. This should avoid unrealistic expectations and ensure that the determination of planning applications is not unduly protracted.

Professional Advice

4.2 An enabling development application will include detailed supporting information on a wide range of issues, including building

conservation/management and development finance. The process of assessing and verifying this information requires a range of professional skills. While the Council will, whenever possible, utilise internal resources and statutory consultees, independent professional advice may be sought to verify supporting information. For example, where appropriate, an independent professional in building conservation may be used to verify the conservation statement and conservation management plan.

- 4.3** For all enabling development applications, an independent professional agency, chosen by the Council, will be used to verify the financial justification (development appraisal) submitted.

Consultation Process

- 4.4** Since the principle of enabling development involves a degree of disbenefit being accepted in return for a greater public benefit, it is important that the views of stakeholders are integrated into the decision making process. This will be achieved through the consultation process. As a statutory consultee, Historic Environment Scotland will be consulted on all enabling development proposals, with other bodies, such as the Architectural Heritage Society of Scotland and the Scottish Civic Trust, consulted as and when required. The statutory 21 day public consultation period will provide the opportunity for local communities to comment. Applicants are encouraged to carry out pre-application public consultation, in the form of one public meeting. This will enable local communities to contribute to the identification of public benefits and provide the opportunity for any concerns/issues to be identified and resolved before submission of a planning application. Where pre-app consultation is undertaken, a consultation report, setting out the issues raised and how these have been taken into account, should be submitted with the planning application.

Use of Legal Agreement and/or Planning Conditions

- 4.5** A Section 75 legal agreement and/or planning conditions will be used to ensure that the design, layout, public benefits and phasing agreed at the development management stage are delivered.

5.0 Summary

- 5.1** Scottish Planning Policy makes it clear that the planning system has a role to play in preventing the loss of listed buildings and securing their long term future by supporting 'enabling development', where appropriate.
- 5.2** This Supplementary Guidance provides the detailed criteria for assessing compliance with Policy 30 and identifies the supporting information required. In particular, the criteria clarifies when a listed building will be considered at risk of being lost, when a proposal is the 'only means' and the 'minimum necessary' to restore and secure the long term future of a listed building and what public benefits will be appropriate. The guidance does not address those issues which relate to enabling development, but are covered elsewhere in the Plan.
- 5.3** This Supplementary Guidance also sets out the processes which will support the assessment, determination and implementation of enabling applications, including pre-application discussions, professional advice, the consultation process, and the use of legal agreements and/or planning conditions.
- 5.4** This guidance should be read and applied in conjunction with other relevant Local Development Plan policies and supplementary guidance documents.

ANNEX 1

Example of a typical development appraisal layout for a single-phase development

Site costs

Market value of property in existing condition

Costs incidental to acquisition:

Stamp Duty Land Tax on acquisition at market value legal fees on acquisition at market value
agent's fees on acquisition at market value reasonable holding costs

Total site costs

£ xxx

Design and construction

Survey costs

Research and analysis costs

Contamination costs

Construction costs:

- repair
- conversion
- New build

Landscaping costs

Professional fees:

- project manager
- architect/surveyor
- landscape architect
- quantity surveyor
- structural engineer
- M&E engineer
- planning supervisor
- other

Contingency on design and construction costs

Total design and construction costs

£ xxx

Statutory and other charges

Planning fee

Building control fee

Funding and valuation fees:

- funding fees
- financial cap
- bank valuation fee
- bank's legal and monitoring fees second charge costs

Payments required under Article 40 agreement

Legal costs of Article 40 agreement

Total statutory and other charges

£ xxx

Interest (preferably calculated by way of cash flow)

Site cost + fees
Construction + fees
Statutory and other charges
Voids

Total interest costs	£ xxx
Letting and sales costs	
Agent's letting fees	
Legals on letting agent's sale fees	
Legals on sales promotion costs	

Total letting and sales costs	£ xxx
Deductions from costs	
Short-term income from site	
Grants	

Total deductions (£ xxx)	
Developer's profit	
Total @ x % on net costs £ xxx	

TOTAL COSTS £ xxx	(£ xxx)
COMPLETED MARKET VALUE OF SCHEME	
SURPLUS/DEFICIT £ 0	

NOTES:

In an enabling development scheme, the surplus/deficit should be approximately zero.

Developer's profit is calculated on all costs except any cash grant or subsidy from public funds.



Regeneration and Planning

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Telephone: 01475 717171

E-mail: ldp@inverclyde.gov.uk

Web: www.inverclyde.gov.uk/newldp

APPENDIX 2



**DEVELOPMENT PLAN SCHEME
& PARTICIPATION STATEMENT**
OCTOBER 2019

INTRODUCTION

This document sets out which development plans are in effect in Inverclyde (the **Development Plan Scheme**) and how we encourage participation in development plan preparation (the **Participation Statement**).

DEVELOPMENT PLAN SCHEME

What is a Development Plan?

The Development Plan sets out the strategy, policies and proposals for the use of land and buildings within Inverclyde. It is used to determine planning applications and provide advice on development proposals.

The Development Plan for Inverclyde comprises:

- The Glasgow and the Clyde Valley Strategic Development Plan (known as Clydeplan), which was approved 24th July 2017 and can be viewed at: <https://www.clydeplan-sdpa.gov.uk>. This plan covers the eight Glasgow City Region local planning authorities, including Inverclyde. It sets out a long term vision for the future development of the city region and provides a framework for Local Development Plans.
- The Local Development Plan was adopted by Inverclyde Council on the 26th August 2019. The Plan includes a range of policies and development sites, which together provide the context for determining where development should and shouldn't happen in Inverclyde.
- Supplementary Guidance provides greater detail on how certain policies will be applied. Draft Supplementary Guidance has been prepared for the following topics:
 - Priority Places
 - Enabling Development
 - Energy
 - Planning Application Advice Notes

Supplementary Guidance will also be prepared for the following topics:

- Development Briefs for Housing Sites
- Affordable Housing in the Inverclyde Villages
- Development Affecting Trees
- Delivering Green Infrastructure Through New Development

The Plan and associated guidance can be viewed at: <https://www.inverclyde.gov.uk/ldp>

Future Development Plans

The Planning (Scotland) Act 2019 has revised the development planning system in Scotland. Strategic Development Plans are no longer to be prepared (these will be replaced by Regional Spatial Strategies which will not form part of the development plan), and the process of preparing Local Development Plans is to change. Regulations and guidance in respect of the new system is awaited and a timeline for preparing Inverclyde's next Local Development Plan will be included in a future Development Plan Scheme once relevant regulations and guidance are published.



PARTICIPATION STATEMENT

Inverclyde Council encourages everyone with an interest in the future development of Inverclyde to engage in the Local Development Plan process.

A detailed Participation Statement for the next Local Development Plan will be issued once regulations and guidance associated with the new development planning system have been published.

REGISTERING AS A CONTACT

The Council maintains a mailing list of interested people, groups and organisations that will be directly notified of key stages/events in the preparation of the next Plan.

To add your name to our mailing list, please get in touch with the Planning Policy team using the details provided at the end of this document.

CONTACTING THE LOCAL DEVELOPMENT PLAN TEAM

PLANNING POLICY TEAM

Regeneration and Planning
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

TEL: 01475 712491

E-MAIL: ldp@inverclyde.gov.uk

WEB: www.inverclyde.gov.uk



@InverclydeCouncil



@Inverclyde



Regeneration and Planning

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Telephone: 01475 712491

E-mail: ldp@inverclyde.gov.uk

Web: www.inverclyde.gov.uk/ldp

Inverclyde
council
**LOCAL
DEVELOPMENT
PLAN**



WEST RENFREW HILLS LOCAL LANDSCAPE AREA
STATEMENT OF IMPORTANCE

CONTENTS

1. Introduction
2. Policy Context
3. Study Approach
4. Statement of Importance
 - 4.1 Landscape Overview
 - 4.2 Landscape Qualities
 - 4.3 Local Landscape Area Boundary
 - 4.4 Landscape Change
 - 4.5 Other Designations and Interests

1. INTRODUCTION

The West Renfrew Hills lie within the Clyde Muirshiel Regional Park and stretch from Inverkip and Wemyss Bay in the west to the edge of Loch Thom in the east and adjoin the North Ayrshire Special Landscape Area to the south.

Patterns of hillside and coastal landscapes combine with the varied patterns of vegetation to help define the character of the rural areas and provide a functional setting for the urban areas of Inverclyde.

2. POLICY CONTEXT

Scotland's landscapes are recognised as a major asset, contributing to national, regional and local identities, adding to the qualities of many people's lives and providing attractive settings which help promote social and economic development.

The European Landscape Convention (ELC) highlights the importance of an 'all landscapes' approach to landscaping and encourages more attention to their care and planning. This provides a framework for work on Scotland's landscapes based on a set of five principles:

- people, from all cultures and communities, lie at the heart of efforts for landscape, as we all share an interest in, and responsibility for, its well-being;
- the landscape is important everywhere, not just in special places and whether beautiful or degraded;
- landscapes will continue to evolve in response to our needs, but this change needs to be managed;
- better awareness and understanding of our landscapes and the benefits they provide is required; and
- an inclusive, integrated and forward-looking approach to managing the landscapes we have inherited, and in shaping new ones, is required.

The Scottish Government's national outcomes include that people value, enjoy, protect and enhance their environment. The vision for this outcome includes reference to our natural landscape and wilderness being essential to our identity and way of life.

National Planning Framework 3 recognises how spectacular Scotland's landscapes are and how they contribute to our quality of life, our national identity and the visitor economy as well as supporting place-making and reinforcing Scotland's national image. The wildest landscapes require continued strong protection whilst those close to settlements also have an important role to play in sustaining local distinctiveness and cultural identity, and in supporting health and well-being.

One of the Sustainability Policy Principles of the Scottish Planning Policy states that planning should protect, enhance and promote access to natural heritage, including green

infrastructure, landscape and the wider environment whilst one of the Natural Environment Policy Principles states that the planning system should facilitate positive change while maintaining and enhancing distinctive landscape character.

Planning authorities are encouraged by Scottish Planning Policy to limit non-statutory local designations to areas designated for their local landscape or nature conservation value. The purpose of areas of local landscape value should be to:

- safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally; or
- promote understanding and awareness of the distinctive character and special qualities of local landscapes; or
- safeguard and promote important local settings for outdoor recreation and tourism.

It is important therefore to understand the local landscape character and its sensitivity to change through the preparation of this Statement of Importance.

The West Renfrew Hills landscape has been recognised in development plans for over 30 years having been designated a Regional Scenic Area in the 1981 Strathclyde Structure Plan.

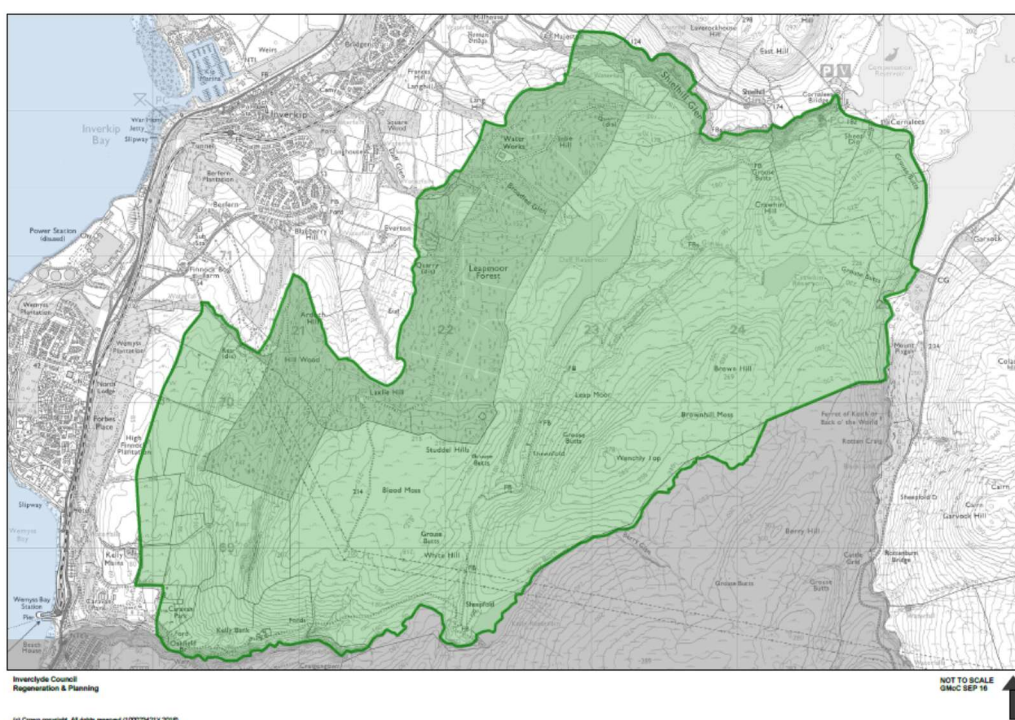
The Inverclyde Local Development Plan 2019, through Policy 33 (Biodiversity and Geodiversity), recognises the importance of the West Renfrew Hills Local landscape Area and requires the protection and enhancement of its special features.

3. STUDY APPROACH

Inverclyde Council and Scottish Natural Heritage (SNH) worked together to prepare this Statement of Importance for the West Renfrew Hills Local Landscape Area (LLA) which identifies its extent and landscape character, including those qualities identified as special.

The Statement of Importance has been prepared following three key stages:

- I. A landscape review meeting was held in June 2016 with landscape and planning staff from SNH and Inverclyde Council to discuss key views and attributes of the West Renfrew Hills;
- II. A desk review was carried out of the Glasgow and the Clyde Valley Landscape Character Assessment (1999) and historic mapping and local documentation; and
- III. Fieldwork assessment within the West Renfrew Hills carried out over 2 days (8th September and 5th October 2016) by SNH Landscape Architects and Planning Officer and Inverclyde Council's Planning Officer.



West Renfrew Hills Local Landscape Area boundary

4. STATEMENT OF IMPORTANCE

4.1 Landscape Overview

There is something very special and characteristic about the landscape along the Inverclyde part of the Clyde coast where a linear development of settlements along the waterfront is set against a steep rural hinterland stretching up to the moorland hills

4.2 Landscape Qualities

The following landscape qualities of the West Renfrew Hills are identified as being of special interest; they justify and explain the West Renfrew Hills' selection as a Local Landscape Area. The qualities identified consider not only key landscape and visual characteristics but look beyond these to encompass how the landscape is experienced and valued. They identify and explain the importance of specific locations and landscape features which are considered to contribute strongly to what is special about the area.

Landform - This landscape is underlain by basalts which are more resistant than surrounding rocks and have withstood glacial and fluvial erosion to leave rugged uplands moors with summits up to 500m. The lavas which cap the Renfrewshire Hills create the terraced or stepped slopes.

Key characteristics, features and qualities:

- distinct upland character created by the combination of terraced hill slopes, elevation, exposure, rugged landform, moorland vegetation
- extensive natural and man-made water bodies
- some areas of forestry
- the presence of archaeological sites on hilltops and sides. Neolithic and Bronze Age remains
- a sense of apparent naturalness and remoteness which contrasts strongly with the farmed and developed lowland areas;
- the predominant lack of modern development; and
- tall masts and pylons, visible on the skyline in places.

Views and skylines – West Renfrew Hills boast a panoramic view stretching to the south west over the Isle of Bute across the length of the Cowal Peninsula northwards to the Holy Loch and the Rosneath Peninsula. The Renfrew Heights and plateau moorlands separating the Clyde and the Ayrshire basin to the south create strong and containing skylines. These come together to emphasise this narrow part of the Inner Firth of Clyde. The coastal part of Inverclyde is one of the few areas where views extend beyond the Clyde basin, extending to the Argyll coast and into the south west Highlands. These views across the Firth of Clyde emphasise the contrast between the remote upland and the developed lowlands.

Natural heritage features – the high ground supports three main habitats - upland pasture, heather moorland and coniferous forestry. The combination of these habitats over the seasons can impart characteristic ranges of colours and textures to the landscape with shades of green, brown, ochre and straw and at flowering periods, the vivid purple of the extensive heather.

The land cover of these hills is dominated by moorland plant communities including heather and rough grasslands. There are patches of bracken which generally impact on both the ecology and the landscape, and there are extensive areas of blanket bog within Clyde Muirshiel Regional Park. Extensive areas of peat deposits, as defined on SNH's Carbon and Peatland Map 2016 are found in a number of upland and moorland parts of the West Renfrewshire Hills.

On the more accessible hillsides and lower slopes, agricultural improvements create a brighter green sward, contrasting with the paler hues of the unimproved grassland.

Fields enclosed with walls and hedges push onto some of the slopes around the edges of the hills. Some have been abandoned and invaded by bracken.

In general, the less intensively used upland areas provide a valuable resource for wildlife with a wide range of invertebrates, birds and mammals supported including, for example, the skylark, curlew, golden plover and lapwing, red grouse and hen harrier.



Hen harrier (m)

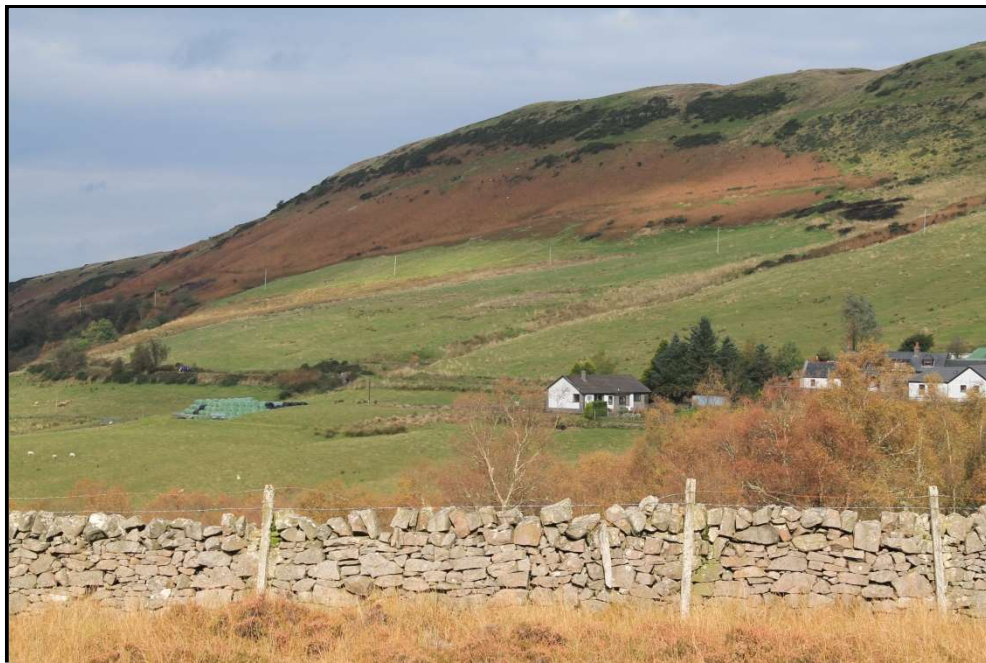


Lapwing

Woodland - the hills are generally unwooded in character. The principle exception is the commercial plantation found on the western slope at Leapmoor Forest. Deciduous trees and shrubs are also found in some of the gully and burn-side areas, and around some of the hill fringes.

Water - there are three reservoirs in the West Renfrew Hills - Daff, Crawhin and Kelly - which were constructed to serve the nearby urban areas with water. There is also the Kelly Cut, a narrow non-navigable aqueduct, built in 1845 by engineer Robert Thom which fed water into the nearby Greenock Cut. It intersects the moorland running around Wenchly Top, Brown Hill and Crawhin Hill around 500m above sea level for a distance of 6 miles (9km) from Cornalees down to Wemyss Bay. A path following the line of the Cut is provided for walkers and cyclists. The hills are connected to the wider green network by 11 core paths running through them, allowing residents and visitors to Inverclyde to enjoy them.

Remoteness - in this exposed upland area, buildings are generally very sparse. Shielhill Farm is located just outside the area at the northern edge. However, it soon disappears from view when venturing deeper into the Hills. There are telephone lines, pylons and tracks criss-crossing the area but it is largely uninhabited. The moorlands are vast and there are vistas opening out across the Clyde toward the Isle of Bute, the Cowal Peninsula and beyond. Besides the industrial archaeology cutting through the area in the form of Kelly Cut, there are historic cairns scattered around giving the perception of an undisturbed historic landscape. Despite being within easy access of the urban area, the Hills provide a contrasting solitude where it is possible to enjoy remoteness, solitude and isolation.



Shielhill Farm

Recreation - the uplands are also of recreational importance with the Greenock Cut Visitor Centre and Clyde Muirshiel Regional Park providing informal and semi-formal recreation close to the urban fringe. Core paths provide access to the area by foot or cycle and the variety of birds and wildlife offer interest to both residents of the area and visitors.

4.3 Local Landscape Area Boundary

As part of the fieldwork assessment carried out in formulating this Statement of Importance, the boundary of the existing Regional Scenic Area was assessed on the ground to establish if it was appropriate to continue as the boundary of the proposed Local Landscape Area.

The mapped Regional Scenic Area boundary had a few anomalies when compared to what was on the ground. It was established that these were due to GIS mapping issues. When these were resolved the boundary was assessed against the following criteria which established that it was robust:

- use of clear, permanent features that are easy to identify on the ground;
- consideration of the visual experience in the landscape; and
- drawing of boundaries close to, or within, settlements and larger urban areas with smaller areas of lesser merit falling within the Local Landscape Area where this allows better physical definition.

4.4 Landscape Change

A key principle in the policy approach to landscape is that landscapes are constantly changing and evolving in response to our needs. Positive change should be facilitated whilst maintaining and enhancing distinctive character. Human activity has already had notable effects on parts of the landscape of the West Renfrew Hills including:

- management of land for grazing;
- the creation of water supply reservoirs at Daff and Crawhin and the aqueduct at Kelly Cut to serve nearby urban areas;
- management of commercial forestry at Leapmoor Forest with associated infrastructure and tracks; and
- the erection of masts, pylons and wind turbines.

All of these have cumulatively detracted from some of the special landscape qualities in some locations, particularly the characteristics of remoteness and perceived wildness and naturalness.

Landscape planning and management should aim to conserve the character and special qualities of these Rugged Moorland Hills. Developments and land use changes which undermine the sense of perceived wildness, naturalness and remoteness should be resisted.

4.5 Other Designations and Interests

Natural Heritage

Renfrewshire Heights Special Protection Area (part) and Site of Special Scientific Interest (part)

The Special Protection Area was designated in 2007. The boundary is coincident with that of the Site of Special Scientific Interest designated in 2005. Part of these designations cover the West Renfrew Hills and comprise an upland moorland area which supports a diverse mosaic of habitats suitable for nesting and foraging hen harriers. These habitats include blanket bog, acid grassland, wet and dry heath, rough grassland and small sedge mires/flushes. Blanket bog communities predominate, accounting for approximately 70% of the upland vegetation.

The area qualifies for designation due to it regularly supporting a breeding population of hen harriers of European importance (an average of 10 breeding females annually recorded between 1998 and 2004), although the last assessment in 2010 indicated that numbers were unfavourably declining.

Cultural heritage

There are four Scheduled Monuments within the West Renfrew Hills. All are remains of cairns with burial cists which were probably built between 3000 and 1000 BC in the late Neolithic or Bronze Age. Three Monuments are located in the vicinity of Kelly Bank Cottage, Wemyss Bay while the fourth is located near Glen Everton House, Inverkip.

Further information available at: <http://portal.historicenvironment.scot/>

Recreation

Clyde Muirshiel Regional Park

Clyde Muirshiel Regional Park is one of three Regional Parks in Scotland. Designated in 1990, it covers 28,000 ha (108 square miles) in Inverclyde, Renfrewshire and North Ayrshire. It includes of Castle Semple Loch and Collegiate Church, the Greenock Cut Centre (formerly Cornalees Bridge), Muirshiel Country Park, Barnbrock Farm, Lunderston Bay, Locherwood, Haylie Brae and Knockendon.

The objectives of the Regional Park are to:

- conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Regional Park;
 - encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Regional Park; and
 - promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Regional Park area.
- Further information is available at: <http://clydemuirshiel.co.uk/>

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV048/19/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Inverclyde Local Housing Strategy 2017-2022: 2019 Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the progress to date on the implementation of the Inverclyde Local Housing Strategy 2017-2022 outcomes and action plan.

2.0 SUMMARY

- 2.1 The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need, demand and provision. The Inverclyde Local Housing Strategy (LHS) 2017-2022 was approved by the Education and Communities Committee in March 2017.
- 2.2 The LHS sets the vision for housing and housing related services in Inverclyde over the five year period between 2017 and 2022. The overarching aim of the strategy is to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over the duration of the strategy.
- 2.3 The Scottish Government LHS guidance published in August 2014 outlines that it is a statutory requirement for the LHS to be kept under review and it is for each local authority to decide how this is undertaken. However, it is considered good practice for local authorities to continue to undertake an annual update of the LHS centred on the action plan and joint working with partners, monitoring what progress has been made in achieving the agreed outcomes. Therefore, the attached update (Appendix) presents the progress made over the past two years by Inverclyde Council and partners on the Inverclyde LHS 2017-2022 outcomes.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approves the update on the Inverclyde Local Housing Strategy 2017-2022 and the progress made to date.

Martin McNab
Head of Environmental & Public Protection

4.0 BACKGROUND

- 4.1 The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need, demand and provision. The Inverclyde LHS 2017-2022 was approved by the Education and Communities Committee in March 2017. The Scottish Government consider it good practice for local authorities to continue to undertake an annual update of the LHS. Therefore, the attached update (Appendix 1) presents the progress made over the past two years by Inverclyde Council and partners on the Inverclyde LHS 2017-2022 outcomes.
- 4.2 Underpinning delivery of the LHS is effective partnership working. Contribution towards the implementation of the LHS action plan since its publication has been provided from key stakeholders including:
- Inverclyde Council (Housing Strategy, Planning, Finance and Legal),
 - Inverclyde Health and Social Care Partnership,
 - Local RSL partners (Cloch Housing Association, Larkfield Housing Association, River Clyde Homes, Oak Tree Housing Association),
 - National RSL partners (Link Housing, Sanctuary Housing) and,
 - Third Sector Partners.
- 4.3 The aim of the LHS is to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over the duration of the strategy. This vision is supported by six overarching strategic outcomes each with an action plan which are reported on within the LHS update (Appendix).
- 4.4 These outcomes are:
- Outcome 1: Access to Housing. To promote the supply of good quality affordable housing solutions across all tenures.
 - Outcome 2: Sustainable Places. To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres.
 - Outcome 3: Preventing homelessness. To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals.
 - Outcome 4: Housing and Health. To ensure that people are supported to live independently for as long as possible in their own homes and communities.
 - Outcome 5: Affordable Warmth and Climate Change. To tackle fuel poverty and contribute to meeting the climate change target.
 - Outcome 6: Improving Housing Quality. To improve stock condition across all tenures.
- 4.5 The Inverclyde Rapid Rehousing Transition Plan (RRTP) 2019/20 - 2024/25 was prepared and submitted to the Scottish Government in December 2018 outlining how the transition to a rapid rehousing approach would be achieved within the region. Consequently, the LHS actions for outcome 3, preventing homelessness will be achieved through the rapid rehousing policy focus under advisement from the Scottish Government.
- 4.6 The LHS update presents current progress made on the outcomes and actions reported in the Inverclyde LHS 2017-2022. This strategy covers a five year period between 2017 and 2022. It is therefore important to note that some actions reported in the LHS are ongoing or yet to be fully implemented/developed. An annual update scheduled for summer 2020 will demonstrate further work on the strategy over the forthcoming year.

5.0 IMPLICATIONS

Finance

5.1 Financial Implications:

There are no financial implications of this update.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments

Legal

5.2 No implications

Human Resources

5.3 No implications

Equalities

5.4 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
√	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

5.5 The Inverclyde Local Housing Strategy 2017-2022 is a cross tenure document which sets the vision for housing and housing related services within the region. The strategy outlines Housing Supply Targets based on an assessment of housing need and demand. Targets agreed in accordance with the Inverclyde Local Development Plan have been set to exceed housing supply estimates as a method of encouraging growth in the housing supply in both the social and private sectors. This approach is anticipated to encourage retention of Inverclyde residents and in-migration based on an improved housing supply offer which meets the needs of current and prospective residents.

6.0 CONSULTATIONS

6.1 The Inverclyde Local Housing Strategy, 2019 update has been shared with all key strategic partners for feedback and comment. Partners include

- Inverclyde Health and Social Care Partnership,

- Local Registered Social Landlords (RSL) partners (Cloch Housing Association, Larkfield Housing Association, River Clyde Homes, Oak Tree Housing Association),
- National RSL partners (Link Housing, Sanctuary Housing), and
- Third Sector Partners(Your Voice)

Partners were invited to provide feedback and comments over a two week consultation period between 16 September and 30 September 2019.

The update will subsequently be shared with the Scottish Government More Homes Division Glasgow and Clyde Area Office and online on the Inverclyde Council website.

7.0 LIST OF BACKGROUND PAPERS

7.1 Inverclyde Local Housing Strategy 2017-22 – E&CC, March 2017 EDUCOM/26/17/DH

Inverclyde Local Housing Strategy

2017-2022



2019 Update

Introduction

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need and demand. The Inverclyde Local Housing Strategy (LHS) 2017-2022 was approved by the Education and Communities Committee in March 2017.

The Inverclyde Alliance Outcomes Improvement Plan 2017-2022 sets the vision for Inverclyde as:

‘Nurturing Inverclyde: Getting it right for every Child, Citizen and Community’

The LHS contributes towards attaining this vision by outlining the outcomes for housing and housing related services in Inverclyde over the five year period between 2017 and 2022. The overarching aim of the strategy is to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over the duration of the strategy. Underpinning delivery of the LHS is effective partnership working. Contribution towards the implementation of the LHS action plan has been provided from key stakeholders including:

- Inverclyde Council (Housing Strategy, Planning, Finance and Legal),
- Inverclyde Health and Social Care Partnership (HSCP),
- Local Registered Social Landlord (RSL) partners (Cloch Housing Association, Larkfield Housing Association. River Clyde Homes, Oak Tree Housing Association,
- National RSL partners (Link Housing, Sanctuary Housing), and
- Third Sector Partners.

The Scottish Government have recently published their vision for ‘Housing to 2040’ and outline their future aspirations for an effective housing system in Scotland. The paper notes that housing has a vital role to play in meeting many of their ambitions for Scotland, including eradicating child poverty and homelessness, ending fuel poverty, tackling the effects of climate change and promoting inclusive growth. The challenges facing Scotland are also key issues within Inverclyde. The LHS will continue to work towards addressing these issues and beyond the duration of the strategy into future editions of the LHS. These issues are inclusive of:

- We have an ageing population and people are living longer;
- The number of households is growing and more people are living alone;
- We need to mitigate the impact of climate change;
- We must act on homelessness;
- We want to tackle child poverty; and
- We need to manage the impact of Brexit and the UK Government’s welfare reforms.

The Scottish Government LHS guidance published in August 2014 outlines that it is a statutory requirement for the LHS to be kept under review and it is for each local authority to decide how this is undertaken. Therefore, the following update will evaluate progress made over the past two years by Inverclyde Council and its partners on the Inverclyde LHS 2017-2022 outcomes:

Outcome 1: Access to Housing

To promote the supply of good quality affordable housing solutions across all tenures

- 1.1. The Inverclyde LHS 2017-2022 outlines that one of the significant challenges to Inverclyde is the projected demographic changes to the region and in particular an ageing and declining population. Over the course of the LHS the purpose of such an outcome is to ensure the available housing supply meets the needs of Inverclyde residents including provisions for the older population. The key priorities are therefore to encourage population growth in Inverclyde to address depopulation and provide housing solutions for the ageing demographic residing in the region.
- 1.2. In accordance with these strategic aspirations, Housing Supply Targets (HST) were set for private and affordable housing within the LHS exceeding housing supply estimates outlined within the Glasgow and Clyde Valley Housing Need and Demand Assessment (HNDA). The rationale for setting these targets was to encourage socio-economic growth in the region. Considering all determining factors, it was calculated that a realistic and deliverable HST for Inverclyde would be 90 affordable units and 170 private sector units per annum over the lifetime of the LHS.
- 1.3. The Inverclyde Strategic Housing Investment Plan (SHIP) 2019-2024 reports that three affordable housing developments were completed in Greenock and Port Glasgow over the previous year. Combined, the three sites totalled 109 units for social rent including wheelchair (to address the 3% target set within the LHS) and amenity housing: Since this was reported a further 20 units were completed
 - River Clyde Homes' Bay Street development contains a mixture of 41 flats and houses for social rent in Port Glasgow, including a wheelchair accessible property.
 - River Clyde Homes have completed 20 general needs units at Mallard, Greenock South and South West
 - The Garvald Street site developed by Oak Tree Housing Association offers 45 units for social rent through a combination of houses and cottage flats.
 - Link completed a project with a mix of 21 amenity standard cottage flats and 2 wheelchair designed properties on the former St Gabriel School site, managed by Larkfield Housing Association.

Furthermore, the SHIP will increase the supply of affordable housing in the area and mitigate against fuel poverty, reducing housing costs will positively contribute to one of the 3 key drivers of reduced child poverty: 'Reduced cost of living for families'.

- 1.4. The proposed Inverclyde Local Development Plan (LDP) was consulted on in May and June 2018. The plan is expected to be adopted in autumn 2019. Subsequently, the Inverclyde Council Housing Land Supply Technical Report 2018 concluded that there is no longer a need for the LDP to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde. The rationale for this is that due to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites.

- 1.5. It is anticipated that this approach will help to attract developers and deliver increased numbers of private housing, providing a balance of tenures across Inverclyde. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is a limited supply of affordable housing available and no land identified for affordable housing development. There will therefore still be a proposed requirement for 25% of houses built on greenfield housing sites in the Inverclyde villages to be available for affordable housing.
- 1.6. Advice is provided to tenants on the new Private Housing (Tenancies) (Scotland) Act 2016 to Inverclyde residents on the Council website. The new Private Residential Tenancies replaces assured and short assured tenancy agreements for all new tenancies, as of December 2017. The aim is that the new tenancies will bring in changes and improvements to the private rented sector (PRS). The Public Health and Housing team continue to ensure compliance with relevant housing legislation across all tenures, carry out below tolerable standard checks and offer practical advice.
- 1.7. Committee approval was granted for the implementation of a Rent Deposit Guarantee Scheme in Inverclyde. This scheme will be administered by the Inverclyde Health and Social Care Partnership's (HSCP) Homelessness Service aiming to offer a greater suite of housing options and help the homeless, potentially homeless or those in low income to access decent homes in the PRS.
- 1.8. Clear progress has been made within Inverclyde over the past two years to improve access to housing demonstrated within the ambitious new build housing development programme. Ongoing work to provide assistance and information to a growing private rented sector remains a priority. The proposed LDP should contribute towards unlocking private sector housing opportunities, encouraging population growth and work on the new HNDA3 will inform future investment priorities with regards to housing need.

KEY UPDATES

- 109 social rented housing units developed within the SHIP programme in 17/18
- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS.
- 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- The proposed Inverclyde LDP was consulted on in May and June 2018. The plan is expected to be adopted in autumn 2019.
- Abolition of Affordable Housing Policy in Inverclyde's urban areas to encourage private sector housing development. Policy retained in Inverclyde villages.
- Preliminary work has commenced in the development of the forthcoming Glasgow and Clyde Valley HNDA3.
- Advice and information provided on the Inverclyde Council website on the Private Housing (Tenancies) (Scotland) Act 2016 and the introduction of the Private Residential Tenancy with links to the Housing and Property Chamber.
- Public Health and Housing team continue to ensure compliance with relevant housing legislation across all tenures and offer practical advice to the PRS.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

Outcome 2: Sustainable Places

To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres

- 2.1. To create attractive and sustainable places one of the key aims of the Inverclyde LHS 2017-2022 is to tackle empty homes and low demand, unattractive housing stock causing blight on the area. The LHS highlighted the profile of empty properties was on the increase within the region with 6.4% of the housing stock vacant. This increase on the number of empty properties was in part due to regenerative efforts in the Clune Park area. Work continues on acquiring properties to be held empty at this location with a future aspiration for demolition of the tenement properties and regeneration of the area.
- 2.2. In accordance with the aims of the LHS, Inverclyde Council, River Clyde Homes and the Scottish Empty Homes Partnership (SEHP) created an Empty Homes Officer shared service. An Empty Homes Officer was appointed in May 2017 to help bring empty properties within the region across tenures back into use. The number of long term empty (LTE) properties in Inverclyde (as of August 2019) is 644 as per Council Tax records. Since the post was created there was a decrease of 3.7% long term empty properties in 2018 and 29 empty properties have been brought back into use (as of May 2019) with over 50 more active cases currently being pursued. Furthermore, a new discretionary policy was introduced on the 1st April 2019 to increase Council tax charges to 200% if a property has been unoccupied for 12 months or more. The initial service was set to end in May 2019, but RCH agreed to extend the post and continue funding 50% until May 2020. Service has continued without SEHP seed funding since May 2019 with support still available to the Empty Homes Officer.
- 2.3. It is recognised that an ambitious new build development programme envisioned within the SHIP may contribute towards lessening demand in existing social rented stock. A new build impact assessment was conducted by North Star Consultancy to evaluate potential low demand stock issues and inform decision making. Further work will be carried out to develop a full profile of social housing stock in Inverclyde and its implications.
- 2.4. Strategic planning has commenced on the intended regeneration of Highholm Street in Port Glasgow. The aim of the project is to create a sustainable community at this location through housing-led regeneration. The area is a mixed tenure estate which is the root of many issues. It is believed that poor property management (within private sector housing) and a lack of factoring arrangements within mixed tenure tenements has led to sub-standard housing condition and disrepair in the area. Effective partnership working with River Clyde Homes who own properties on the street will seek to find appropriate solutions and contribute towards creating a vibrant and sustainable community.
- 2.5. Inverclyde Council are looking for a developer for the former Babylon nightclub site on the corner of Argyle Street/West Stewart Street, Greenock. This site remains in a

state of disrepair, empty and could be utilised to provide town centre living. To date, this site has failed to attract attention due to the extent and projected costs of infrastructure works required following feasibility investigations. Inverclyde Council are investigating other possible areas of grant funding which could make this site viable to an RSL and allow them to transform the building and contribute to the regeneration of a well-functioning town centre. Council Officers have proposed that that the Council's Scottish Government Town Centre Fund allocation could be a potential source of funding to achieve this.

- 2.6. These measures will contribute towards ensuring that the Inverclyde housing supply is configured to meet the needs and demands of residents and is utilised to its full potential. This work is ongoing to ensure that appropriate properties are brought into use and that housing stock which is not fit for purpose or low demand is managed in an appropriate manner. The ambitious Strategic Housing Investment Plan outlined in Outcome 1 ensures the regeneration of the affordable housing supply, negating past and prospective demolition programmes on sub-standard housing and limits pressures on the local housing market.

KEY UPDATES

- Inverclyde Council, River Clyde Homes & Scottish Empty Homes Partnership (Shelter Scotland) shared service created. Shared Empty Homes Officer post created.
- The initial service was set to end in May 2019, but RCH agreed to extend the post and continue funding 50% until May 2020. Service has continued without SEHP seed funding since May 2019 with support still available to the Empty Homes Officer.
- 29 empty properties brought back into use between 2017 and 2019.
- Over 50 active empty homes cases on their way to being brought back into use.
- Introduction in new Council Tax levy introduced 1st April 2019
- A reduction in properties in the social rented sector void for greater than 6 months (117 properties in 17/18).
- Inverclyde Council are looking for a developer for the former Babylon nightclub site on the corner of Argyle Street/West Stewart Street, Greenock. This site remains in a state of disrepair, empty and could be utilised to provide town centre living.
- New build impact assessment conducted to inform potential low demand stock issues.
- Port Glasgow, Highholm street regeneration – Strategic planning commenced.

Outcome 3: Preventing Homelessness

To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals

- 3.1. The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017 to produce short and long-term solutions to end homelessness and rough sleeping. Informed by evidence based research, the basis of recommendations to address homelessness in Scotland is a transition to a Rapid Rehousing approach utilising a Housing First model where necessary. Housing First provides ordinary, settled housing with support as a first response for people with complex needs.
- 3.2. The HARSAG recommendations include a specific action for Local Authorities to produce a Rapid Rehousing Transition Plan (RRTP), with an expectation that each authority will develop their plans in collaboration over a planned and costed phase of 5 years (2019-20 to 2023-24). The Scottish Government identified funding to support the transition to a Rapid Rehousing approach and £32.5m has been allocated across all local authorities from the 'Ending Homelessness Together' fund for 2018-23, along with a health funding contribution of £1.5m over the first two years. To minimise time spent in temporary accommodation, HARSAG recently recommended 25% of social rented stock in Inverclyde should be let to homeless households.
- 3.3. Inverclyde Council and partners began reviewing the existing temporary accommodation provision model in 2018. Those with complex support needs often fail to sustain tenancies, leading to repeat presentations to the Homelessness service. Without the appropriate support this cycle will continue. The Temporary accommodation requirements in Inverclyde report was completed in March 2018 and subsequently informed the development of Inverclyde's RRTP. Thereafter, the Inverclyde RRTP 2019/20 - 2024/25 was prepared and submitted to the Scottish Government in December 2018 outlining how the transition to a rapid rehousing approach would be achieved within the region. Feedback on the proposed plan was received in March 2019 from the Scottish Government.
- 3.4. The RRTP will be reviewed annually as part of the SHIP process, reflected in the LHS, and fully integrated into Health & Social Care Partnership strategic plans. Separately, delivery of the plan will be reported through the Health and Social Care Committee and the Integration Joint Board.
- 3.5. The Homelessness service in Inverclyde lies under the directorate of the Inverclyde Health and Social Care Partnership (HSCP) who have set up a RRTP working group with members from across HSCP, Registered Social Landlords (RSLs), Housing Strategy, Commissioning and Finance to discuss ways to implement the outcomes from the RRTP.
- 3.6. Consequently, the preventing homelessness actions in the LHS will be achieved through rapid rehousing policy focus. The following outcomes will set the agenda for the Rapid Rehousing approach in Inverclyde:

Outcome1:	To reduce the need for temporary accommodation by preventing homelessness.
Outcome 2:	To enable service users with no/low support needs to access settled housing quickly.
Outcome 3:	To develop interim housing options which enable housing sustainment & independent living.
Outcome 4:	Investigate a Housing First model which enables the most excluded service users to achieve housing sustainment.
Outcome 5:	To enable service users who need specialist supported housing to access commissioned HSCP services.

- 3.7. As previously outlined in outcome 1, committee approval was granted for the implementation of a Rent Deposit Guarantee Scheme in Inverclyde. This scheme will offer a greater suite of housing options and help the homeless, potentially homeless or those in low incomes to access decent homes in the private rented sector.

KEY UPDATES

- Review the ongoing use of temporary accommodation - Temporary accommodation requirements in Inverclyde report was completed in March 2018.
- Submission of the Inverclyde Rapid Rehousing Transition Plan 2019/20 - 2024/25 to the Scottish Government.
- RRTP Working Groups set up to implement outcomes of the plan.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

Outcome 4: Housing and Health

To ensure that people are supported to live independently for as long as possible in their own homes and communities

- 4.1. A shared vision of both the LHS and the Inverclyde Health and Social Care Partnership (HSCP) is to enable and support people to live independently at home or in a homely setting within our communities. Given the policy direction set both locally and nationally, the forecasted growth in the older age population in Inverclyde brings with it significant challenges and a prospective increase in demand for specialist housing provision. Delivery of housing, health and wellbeing outcomes for Inverclyde is underpinned by effective partnership working within the Housing Partnership Group (HPG) which also included the production and future implementation of Inverclyde's RRTP. The group consists of:
- Inverclyde Council (Housing Strategy),
 - Inverclyde HSCP,
 - Local RSLs, and
 - Third Sector Partners.
- 4.2. All new housing in the area will meet Housing for Varying Needs standards as a minimum requirement, and the current LHS stipulates that 3% of all new social rented housing should meet wheelchair accessible standards. As previously reported the latest iteration of the SHIP reports that progress has been made in increasing new build specialist housing provision within Inverclyde. To date, three wheelchair accessible properties have been developed to contribute towards meeting the 3% target set within the LHS and 21 amenity standard cottage flats were developed on the former St Gabriel School site.
- 4.3. Since the publication of the LHS work was undertaken by the HPG to develop the Inverclyde Housing Contribution Statement (HCS) 2019-2024. The HCS is a statutory requirement, set out in the Statutory Guidance and Advice note to support the Public Bodies (Joint Working) (Scotland) Act 2014. The HCS is underpinned by 3 outcomes which the HPG will aim to realise over the five year period:

Outcome1:	Increase the provision of quality, affordable homes across all tenures which meet the needs of the people of Inverclyde.
Outcome 2:	Provide suitable provision of housing adaptations and housing related support to ensure that our people live in homes which meet their physical and wellbeing needs.
Outcome 3:	Ensure easy access to relevant information and advice on housing and support services to improve housing outcomes for all Inverclyde residents.

- 4.4. It was identified within the production of the Housing Contribution Statement (HCS) (developed in partnership with the Inverclyde HSCP) that there was a requirement to conduct a review of specialist housing provision. Subsequently an action has been included within the HCS action plan to 'use evidence based need and demand to

identify the specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme. Work recently commenced on this action and a small working group has been established with partners selected from the HPG to conduct this research. The review is focused on analysing the housing requirements and current provision across a range of particular needs.

- 4.5. As part of the specialist housing provision review, a requirement for current and future estimated unmet need for wheelchair accessible housing being assessed. In March 2019, the Scottish Government published guidance for the setting of LHS targets to support the delivery of more wheelchair accessible housing. Inverclyde's current approach of a 3% wheelchair accessible target for all new build social rented properties offers a reactionary intervention based upon on current need rather than a proactive response to address projected growth in the wheelchair user population
- 4.6. Assessing the provision of wheelchair accommodation in the RSL sector and avoiding double counting is problematic given the range of definitions and terminology employed across individual landlords. In addition, there is a distinction between purpose-built housing and existing stock that has been adapted for wheelchair use. The process of attempting to harmonise categories of supported accommodation across local social landlords to build the knowledge base and map availability of current supply on GIS is ongoing.
- 4.7. A recent inquiry by the Equality and Human Rights Commission proposed that a minimum 10% wheelchair accessible target should be introduced by the Scottish Government across all tenures in new build housing developments. This is an approach which has been supported by some neighbouring local authorities who have introduced similar targets. The working group will continue to develop an Inverclyde assessment using local knowledge and data to determine whether this is an appropriate course of action.
- 4.8. Preceding the latest iteration of the HCS, work was carried out by the HPG to produce the first Inverclyde Youth Housing Statement. This statement has been developed to consider some of the important life and housing challenges faced by young people aged 16-26.
- 4.9. Intrinsically linked with the review of specialist housing provision, the HCS also requires a joint review of adaptations to be conducted by the HPG which will commence in 2020. The total number of requests for adaptations to RSL's for 2017/18 was 705 which was an increase from the previous year where there were 629 requests. The total number of adaptations completed by RSL's in the 2017/18 reporting year was 445 down from 519 in 2016/17. Changes to the levels of funding has direct impacts on RSL's ability to carry out works, a continued reduction in funding going forward will result in a significant change in how services operate. In the private sector there were 180 adaptations carried out in 2018/19 and 163 in 2017/18.
- 4.10. There is currently capacity for 745 people within care homes locally. A feasibility study around the provision of nursing and residential care homes places in June

2018 concluded that care home capacity is sufficient in Inverclyde. The study highlighted that the current quality of care and support provision by independent providers is high, and the future policy focus is on shifting the balance of care to older people living in their own home until end of life.

- 4.11. Inverclyde Care and Repair (which is now managed by Bridgewater Housing Association) provides free advice and information and also facilitate repairs, improvement, and adaptations to meet the needs of disabled people, to homes in the private sector. This service is for those over 60, disabled homeowners, and private tenants. A small repairs service is also offered with a team made up of fully qualified tradespersons to provide repairs to home owners who are over 60 or who have a disability. There is a small charge for this service of £15 per job, plus the cost of any material used. Alternatively, for an annual membership fee of £45 homeowners can have as many small repairs visits as required during the year.
- 4.12. Work will continue over the duration of the LHS and thereafter to realise the outcomes set within the HCS and RRTP, ensuring people are supported to live independently in their own homes and communities.

KEY UPDATES

- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS.
- 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- Completion of the Inverclyde Housing Contribution Statement 2019-2024. Work has commenced on the HCS action to 'use evidence based need and demand to identify specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme.'
- Publication of the first ever Inverclyde Youth Housing Statement.
- 445 adaptations completed in 2017/18 by RSLs. There were 180 adaptations carried out in 2018/19 and 163 in 2017/18 to private sector housing.
- The Scheme of Assistance assisted 171 for the households in 2017/18
- Feasibility study around the provision of nursing and residential care homes places concluded that care home capacity is sufficient in Inverclyde.
- Inverclyde Care and Repair (which is now managed by Bridgewater Housing Association) provides free advice and information and also facilitate repairs, improvement, and adaptations to meet the needs of disabled people, to homes in the private sector. A small repairs service is also offered.

Outcome 5: Affordable Warmth and Climate Change

To tackle fuel poverty and contribute to meeting the climate change target

- 5.1. Climate change, tackling fuel poverty and ensuring an adequate housing supply which is fit for purpose remain key priorities for both the Scottish Government and locally in Inverclyde. Similarly, under the Child Poverty (Scotland) Act 2017, there is a requirement for all local authorities and relevant Health Boards across Scotland to reduce child poverty. The two issues are intrinsically linked and it is for this reason that the Inverclyde Local Child Poverty Action Report 2018/19 reports on progress made on tackling fuel poverty within the region in its action plan.
- 5.2. In Inverclyde as across Scotland, many people do not live in a house that is warm, dry and affordable, with people on low incomes being disproportionately affected. Local Councils, COSLA and the Scottish Government are working hard to deal with fuel poverty, and to reduce greenhouse gas emissions in order to tackle the threat of climate change. As part of a range of programmes aimed at achieving these objectives, the Scottish Government has developed and funded the Home Energy Efficiency Programme: Area Based Scheme (HEEPS: ABS). From 2013 to date a total over £8m HEEPS funding has been awarded to Inverclyde from the Scottish Government. This has helped the Council in collaboration with RSLs to provide External Wall insulation to over 2000 properties in Inverclyde, making homes more energy efficient and cheaper to keep warm and dry.
- 5.3. Fuel poverty is defined by the Scottish Government as a proportion of household income required to heat a home to an adequate level. The mean household income for Inverclyde is £23,500 which is lower than the average of £27,500 for Scotland. This is particularly concerning with regards to older households in Inverclyde with an average household income of £16,500 again less than the average of £20,400 for this group, leaving older residents at particular risk of experiencing fuel poverty. However, the percentage of dwellings in Inverclyde with a low energy efficiency rating of F or G has decreased to 1% from 2% and table 1 demonstrates that fuel poverty and extreme fuel poverty has decreased in Inverclyde since last reported on in the LHS

Table 1: Fuel Poverty and Extreme Fuel Poverty in Inverclyde (Source Scottish House Condition Survey)

	% of Local Authority		Fuel Poverty by Household attribute		
	in Fuel Poverty	in extreme Fuel Poverty	Older People	Families	Other
2013-15 SHCS	41	7	60	37	52
2014-16 SHCS	38	8	51	33	30
2015-17 SHCS	31	6	41	21	26

- 5.4. Further measures to improve energy efficiency within the Inverclyde housing supply is by developing high quality new build housing through the SHIP programme, all

new homes will be developed to the Greener Standard. Furthermore, reducing housing costs will positively contribute to one of the three key drivers of reduced child poverty: 'Reduced cost of living for families'.

- 5.5. Investigations are ongoing whether introducing innovative approaches such as the Passivhaus standard, which reduces energy use and carbon emissions, would provide a viable, cost effective solution to fuel poverty in the area and help Inverclyde Council meet the Scottish Government's carbon emission targets. All of the projects in the SHIP programme will help to tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home.
- 5.6. Welfare reform and the introduction of universal credit in Inverclyde could potentially put households at risk of experiencing fuel poverty. Inverclyde Council report that between December 2017 and December 2018, rent arrears increased 7.86% across all four of Inverclyde Council's local RSL partners demonstrating the financial pressures households within the social rented sector are placed under. It is too early to measure the impact of UC on rent arrears and the impact that may have on households experiencing fuel poverty. However, the associated impacts of welfare reform will continue to be monitored.
- 5.7. The Inverclyde Home Energy Advice Team (i.HEAT) offers a free and impartial home visit service to give advice on all aspects of home energy use, including how to reduce energy bills. i.HEAT also assist with complex problems individuals may have with energy suppliers. In 2018 there were a total number of 1710 visits completed, an increase on the reported baseline within the LHS.
- 5.8. Inverclyde Council continue to provide funding for the HSCP Affordable Warmth Scheme through i.HEAT. This funding allows i.HEAT to provide support to Inverclyde households who have a family member aged 75 or over. If the household is in, or in danger of fuel poverty, i.HEAT provides a token payment of £75 to enable the household to heat their property. During 2018, i.HEAT provided £17,770 funding to these households. As part of this funding, i.HEAT were also able to allocate £3,627 as part of the emergency fund where a small repair to their heating system may be required that will allow households to have a satisfactory level of comfort.
- 5.9. Local RSL partners continue to invest in Inverclyde's social rented housing stock to ensure it is of a high standard and provides tenants with energy efficient homes. Cloch and Oak Tree Housing Associations both meet 100% compliance for properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS. Larkfield Housing Association reported 99.21% compliance and River Clyde Homes 88.31%. River Clyde Homes have recently announced that as part of a drive to improve energy efficiency and tackle fuel poverty, over £2.5m will be spent in the coming year (2019/20). Projects include converting inefficient electric storage heating to gas central heating, replacement heating systems and improved insulation to lofts and wall cavities. Work is ongoing across the sector to meet the Energy Efficiency Standard for Social Housing (ESSH) by 2020.

- 5.10. The HCS recognises the impact of good quality housing which can provide positive outcomes to health and wellbeing in Inverclyde .Therefore, the HCS action plan includes an action to review and address inefficient housing in light of Scottish Government's new target to reduce the number of households in fuel poverty to 5% (0% within the social rented sector) by 2040. A Local Heat and Energy Efficiency strategy will be prepared which will contribute towards achieving these outcomes.
- 5.11. Since the publication of the LHS there has been significant progress in reducing fuel poverty within the region and ensuring there is an adequate affordable housing supply fit for purpose and suitable for the needs of Inverclyde residents. Further work and investment is both required and planned for the region in the coming years to further tackle these issues, reduce carbon emissions and provide affordable and efficient warm homes.

KEY UPDATES

- Reduction in the number of households reported in fuel poverty and extreme fuel poverty.
- From 2013 to date a total over £8m HEEPS: ABS funding has been awarded to Inverclyde from the Scottish Government. This has helped the Council in collaboration with RSLs to provide External Wall insulation to over 2000 properties in Inverclyde.
- Increase in the number of i.HEAT visits offering a free and impartial home visit and advice service.
- £17,770 funding distributed by i.HEAT to HSCP Affordable Warmth Scheme
- Percentage of dwellings in Inverclyde with a low energy efficiency rating of F or G decreased to 1%
- River Clyde Homes planned spend of over £2.5 million on energy efficiency improvements to tackle fuel poverty over the coming year (2019/20).
- Housing Contribution Statement includes action to review and address inefficient housing in light of the Scottish Government's targets to reduce fuel poverty. A Local Heat and Energy Efficiency Strategy will be prepared and contribute towards this cause.

Outcome 6: Improving Housing Quality

To improve stock condition across all tenures

- 6.1. The LHS outlines that substantial investment was required within the existing housing stock, particularly in some pre 1919 tenements and post 1945 ex local authority properties which have received little investment over the years. Efforts continue to address sub-standard accommodation by the Public Health and Housing team as well as the on-going regeneration efforts at Clune Park in Port Glasgow.
- 6.2. The Scottish Housing Quality Standard (SHQS) is the main way housing quality is measured in Scotland with EESSH scheduled to replace SHQS elements 31-35. RSLs are required to continue to meet the energy efficiency elements of the SHQS until December 2020 and will not be required to demonstrate that they comply with SHQS elements 31-35 from 1st January 2021. Locally, work is ongoing by RSL partners to meet the Energy Efficiency Standard for Social Housing by 2020. The LHS reported that in 2015, 23.8% of all social housing stock in Inverclyde was failing this. Since then, investment to improve stock condition across Inverclyde has contributed towards improving housing quality within the social rented sector, 96.1% of properties are now reported as meeting this standard, demonstrated in table 2:

Table 2: Scottish Housing Quality Standard compliance in Inverclyde 2017/18 (Source Scottish Housing Regulator)

RSL	Total properties within scope of the SHQS:	Properties meeting SHQS	Percentage of Stock meeting SHQS	Projected in the reporting year
RCH	5683	5352	95.67%	5683
Cloch	1368	1368	100%	
Oak Tree	1735	1735	100%	
Larkfield	382	358	93.72%	360
TOTAL	9168	8813	96.1%	N/A

- 6.3. River Clyde Homes have recently announced that £10 million will be spent in the coming year (2019/20) to upgrade homes and make them more energy efficient. Capital investment will include replacing windows and doors, roof repairs and replacements, fire safety enhancements, providing customers with new kitchens, bathrooms, electrics and improving much needed homes to bring them back to the market.
- 6.4. As of December 2018 within Inverclyde there were 3,325 registered landlords and 4620 registered properties within the private rented sector (PRS). The majority of landlords and agents conduct themselves in a proper manner and thereby contribute to the Local Authorities objective to support good quality housing and proper management within the private sector. However, a small number of landlords and agents locally continue to perform to an unacceptable standard in their compliance with housing legislation. Therefore, a number of processes have been put in place to manage these individuals into compliance, or to remove them from the register. To date a total of 5 Landlords have been subject to the process; three successfully and a further two will be dealt with formally through the removal of registration process.

- 6.5. Furthermore, a pilot landlord registration engagement scheme commenced in May 2019 as a means to encourage non-compliant landlords to register. A series of engagement letters will be issued to suspected unregistered landlords to illustrate their legislative duties. It is hoped that that this method of engagement will promote Landlord Registration and avoid formal processes.
- 6.6. Housing adaptations and other preventative services are essential to both improving housing quality within the private sector and ensure homeowners are supported to live independently at home in a property which is appropriate for their needs. The Scheme of Assistance (SOA) provides a cost effective way of reducing accidents at home and improve housing quality. The SOA assisted 195 households in 2018/19. Overall the number of SOA assisted households dropped after 2013/14; however the services have maintained a consistent demand between 2015 to 2018. Outlined in table 3:

Table 3: Number of homeowners assisted by the Scheme of Assistance

Year	SOA assisted Households
2013/14	246
2014/15	175
2015/16	174
2016/17	182
2017/18	171
2018/19	195

- 6.7. The types of assistance available to owners include the provision of information, advice, practical and technical assistance. Where a disabled person's home no longer meets their needs, mandatory grant provision may be available. This will depend on the type of work required to make the persons home suitable for their needs and on whether their needs are deemed eligible for support under the Councils' Priorities Framework. The types of financial assistance available for home owners in Inverclyde are described in the 'Scheme of Assistance' and is managed by the Senior Grants Officer within the Public Health and Housing team at Inverclyde Council.
- 6.8. Continued investment in new build social rented housing within Inverclyde will contribute towards the regeneration of the region, affordable housing supply and increase the availability of good quality housing to residents. Further investment within the existing social rented housing supply to meet SHQS and the EESSH target in 2020 means a continued commitment to improving housing quality within the sector. The promotion of landlord registration will contribute towards improving housing quality standards within the PRS and the SOA is continuing to assist and support homeowners to live independently at home.

- 6.9. In preparation for the next LHS, a House Condition Survey will be commissioned which will help inform the Public Health and Housing team to plan and implement appropriate interventions to improve property condition within PRS housing. Furthermore, the Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019 are soon to be introduced. The Regulations set out the minimum level of energy efficiency for properties in the PRS and use Energy Performance Certificates (EPC) as the method to measure this standard. They are designed to tackle the least energy efficient properties in Scotland (those with a rating of F or G on their EPC) and form part of a framework of standards which will be phased in gradually over time to tackle the energy efficiency of all buildings in Scotland. A House condition survey will provide a detailed analysis of PRS sector housing in Inverclyde and outline the scale of enforcement required prior to the introduction of these regulations.

KEY UPDATES

- Increased compliance with SHQS within social rented sector (96.1%)
- Planned improvement within the social rented sector - River Clyde Homes investing £10 million in the coming year (2019/20) to upgrade homes and make them more energy efficient.
- Increase in the number of landlords registered through the Landlord Registration Scheme (3,325).
- A pilot landlord registration engagement scheme commenced in May 2019 as a means to encourage uncompliant landlords to register.
- In preparation for the next LHS, a House Condition Survey will be commissioned which will help inform the Public Health and Housing team to plan and implement appropriate interventions to improve property condition within PRS housing.

SUMMARY OF UPDATES

Outcome 1

- 109 social rented housing units developed within the SHIP programme in 17/18
- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS.
- 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- The proposed Inverclyde Local Development Plan was consulted on in May and June 2018. The plan is expected to be adopted in autumn 2019.
- Abolition of Affordable Housing Policy in Inverclyde's urban areas to encourage private sector housing development. Policy retained in Inverclyde villages.
- Preliminary work has commenced in the development of the forthcoming Glasgow and Clyde Valley HNDA3.
- Advice and information provided on the Inverclyde Council website on the Private Housing (Tenancies) (Scotland) Act 2016 and the introduction of the Private Residential Tenancy with links to the Housing and Property Chamber.
- Public Health and Housing team continue to carry out Below Tolerable Standard checks and offer practical advice to the Private Rented Sector.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

Outcome 2

- Inverclyde Council, River Clyde Homes & Scottish Empty Homes Partnership (Shelter Scotland) shared service created. Shared Empty Homes Officer post created. The initial service was set to end in May 2019, but RCH agreed to extend the post and continue funding 50% until May 2020. Service has continued without SEHP seed funding since May 2019 with support still available to the Empty Homes Officer.
- 29 empty properties brought back into use between 2017 and 2019.
- Over 50 active empty homes cases on their way to being brought back into use.
- Introduction in new Council Tax levy introduced 1st April 2019
- A reduction in properties in the social rented sector void for greater than 6 months (117 properties in 17/18).
- New build impact assessment conducted to inform potential low demand stock issues.
- Port Glasgow, Highholm street regeneration – Strategic planning commenced.

Outcome 3

- Review the ongoing use of temporary accommodation - a temporary accommodation requirement in Inverclyde report was completed in March 2018.
- Submission of the Inverclyde Rapid Rehousing Transition Plan 2019/20 - 2024/25 to the Scottish Government.
- RRTP Working Groups set up to implement outcomes of plan.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

SUMMARY OF UPDATES (Continued)

Outcome 4

- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS. 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- 445 adaptations completed in 2017/18 by RSLs. There were 180 adaptations carried out in 2018/19 and 163 in 2017/18 to private sector housing.
- Completion of the Inverclyde Housing Contribution Statement 2019-2024. The statement is included within the Inverclyde Health and Social Care Partnership Strategic Plan.
- Work has commenced on the HCS action to 'use evidence based need and demand to identify specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme.'
- Publication of the first ever Inverclyde Youth Housing Statement.
- The Scheme of Assistance assisted 171 for the households in 2017/18
- Feasibility study around the provision of nursing and residential care homes places concluded that care home capacity is sufficient in Inverclyde.
- Inverclyde Care and Repair (which is now managed by Bridgewater Housing Association) provides free advice and information and also facilitate repairs, improvement, and adaptations to meet the needs of disabled people, to homes in the private sector. A small repairs service is also offered.

Outcome 5

- Reduction in the number of households reported in fuel poverty and extreme fuel poverty. From 2013 to date a total over £8m HEEPS: ABS funding has been awarded to Inverclyde from the Scottish Government. This has helped the Council in collaboration with RSLs to provide External Wall insulation to over 2000 properties in Inverclyde.
- Increase in the number of i.HEAT visits offering a free and impartial home visit and advice service.
- £17,770 funding distributed by i.HEAT to HSCP Affordable Warmth Scheme
- Percentage of dwellings in Inverclyde with a low energy efficiency rating of F or G decreased to 1%
- River Clyde Homes planned spend of over £2.5 million on improvements on housing stock to energy efficiency and tackle fuel poverty over the coming year (2019/20).
- Housing Contribution Statement includes action to review and address fuel poverty in light of the Scottish Government's targets to reduce fuel poverty. A Local Heat and Energy Efficiency Strategy will be prepared and contribute towards this cause.

SUMMARY OF UPDATES (Continued)

Outcome 6

- Increased compliance with SHQS within social rented sector (96.1%)
- Planned improvement within the social rented sector - River Clyde Homes investing £10 million in the coming year (2019/20) to upgrade homes and make them more energy efficient.
- Increase in the number of landlords registered through the Landlord Registration Scheme (3,325).
- A pilot landlord registration engagement scheme commenced in May 2019 as a means to encourage uncompliant landlords to register.
- In preparation for the next LHS, a House Condition Survey will be commissioned which will help inform the Public Health and Housing team to plan and implement appropriate interventions to improve property condition within PRS housing.

**Report To: Environment and Regeneration
Committee**

Date: 31 October 2019

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

**Report No:
E&R/19/10/05/SJ/AH**

**Contact Officer: Ash Hamilton
Policy Planner**

Contact No: 01475 712463

**Subject: Consultation on Land Reform (Scotland) Act 2003 Part 1: Draft Revised
Guidance for Local Authorities and National Park Authorities 2019**

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the Scottish Government's consultation on the Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities and to seek approval of the Council's response.

2.0 SUMMARY

- 2.1 The Land Reform (Scotland) Act 2003, as amended (the 'Act 2003'), established statutory public rights of non-motorised access to land for recreational and other purposes, and made provision under which bodies representing rural and crofting communities may buy the land with which those communities have a connection.
- 2.2 Part 1 of the Act 2003 sets out the statutory duties, responsibilities and powers of local authorities and national park authorities in relation to the provision and promotion of the rights of access established in the Act 2003.
- 2.3 In 2005, the Scottish Ministers issued Guidance to Local Authorities to assist with the delivery of their functions under Part 1 of the Act 2003. Local Authorities are required to have regard to this guidance under section 27(3) of the Act 2003.
- 2.4 The Scottish Government revised this Guidance to Local Authorities in 2019 and published it in draft form for consultation. The Council's consultation response is set out in section 5 of this report. It is considered that the draft guidance is a timely and useful update because it advises on the amendments made to the Act 2003 through the Land Reform (Scotland) Act 2016 (the 'Act 2016') and provides practical help based on the lessons learned in implementing Part 1 of the Act 2003 over the 14 years since it came into force.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approves the Council's consultation response which is set out in Section 5 of this report.

**Scott Allan, Corporate Director
Environment, Regeneration and Resources**

4.0 BACKGROUND

- 4.1 The Act 2003, as amended, established statutory public rights of non-motorised access to land for recreational and other purposes, and made provision under which bodies representing rural and crofting communities may buy the land with which those communities have a connection.
- 4.2 Part 1 of the Act 2003 sets out the statutory duties, responsibilities and powers of local authorities and national park authorities in relation to the provision and promotion of the public right of access.
- 4.3 In 2005, the Scottish Ministers issued guidance to local authorities to assist with the performance of their functions under Part 1 of the Act 2003, entitled 'Part 1 Land Reform (Scotland) Act 2003: Guidance for Local Authorities and National Park Authorities'. Local Authorities are required to have regard to this guidance under section 27(3) of the Act 2003.
- 4.4 The Scottish Government revised this guidance in 2019 in order to reflect amendments made to Act 2003 by the Act 2016, and to take account of lessons learnt about the operation of Part 1 of the Act 2003 over the fourteen years since it came into force.
- 4.5 On 16 August 2019, the Scottish Ministers issued 'Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities 2019', to local authorities, who have until 16 November 2019 to respond to the consultation.

5.0 INVERCLYDE COUNCIL - DRAFT CONSULTATION RESPONSE

- 5.1 Following consideration by the relevant officers within the Council's Regeneration and Planning and Legal and Property Services, who have responsibility for delivering the Council's duties under the Act 2003, and after discussion with the Local Access Forum, a draft consultation response is set out below:
- 5.2 *Inverclyde Council considers that the 'Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities 2019' is a timely and useful update.*

We welcome the addition of guidance on the amendments made to the Act 2003 through the Act 2016, such as the procedural changes to the amendment of Core Paths Plans, and through the Land Reform (Scotland) Act 2003 (Modification) Order 2013, such as the temporary prohibition or restriction of access rights under the terms of a section 11 Order.

We consider the revised guidance to be particularly helpful as it incorporates the lessons learned through the application of Part 1 of the Act 2003 over the previous 14 years. For example, the additional guidance on the content and serving of a Written Notice is partly based on respective court case judgements in 'Aviemore' and Stronardron, Glendaruel, Argyll".

6.0 IMPLICATIONS

Finance

- 6.1 There are no financial costs arising from this report.

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

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

Legal

- 6.2 There are no legal implications arising from this report, in addition to those already established through the Act 2003, as amended.

Human Resources

- 6.3 There are no personnel issues arising from this report.

Equalities and diversity

- 6.4 There are no equalities and diversity issues arising from this report.

Repopulation

- 6.5 There are no repopulation issues arising from with this report.

7.0 CONSULTATIONS

- 7.1 The Council's Head of Legal and Property Services has been consulted on this report.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities 2019.

Report To:	Environment and Regeneration Committee	Date:	31/10/2019
Report By:	Corporate Director, Environment, Regeneration and Resources	Report No:	E&R/19/10/01 /SJ/AW
Contact Officer:	Paul Murphy	Contact No:	01475 712402
Subject:	Scottish Government Consultation on the Role Of Public Sector Bodies in Tackling Climate Change		

1.0 PURPOSE

- 1.1 The purpose of this report is to inform the Committee of the Scottish Government consultation on the role of public sector bodies in tackling climate change and to seek approval of the response submitted on behalf of the Council.

2.0 SUMMARY

- 2.1 The Scottish Government has, in line with the UK Committee on Climate Change's recommendations, set a target for Scotland to have net-zero greenhouse gas emissions by 2045. It considers that the public sector has a key role to play in achieving this. The Scottish Government is, therefore, consulting on the role that public sector bodies can play in tackling climate change.

3.0 RECOMMENDATION

- 3.1 It is recommended the Environment and Regeneration Committee approves the Council's responses to the consultation on the role of public sector bodies in tackling climate change set out in Appendix 1.

Stuart W. Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 The Climate Change (Scotland) Act 2009 sets a target to reduce Scotland's greenhouse gas emissions by at least 80% by 2050 (from a 1990 baseline). The target was based on evidence that global greenhouse gas emissions reductions of between 50% and 85% by 2050 would be required to minimise the chances of a global temperature rise in excess of 2°C.
- 4.2 In December 2015, the United Nations Climate Change Conference was held in Paris. At the conference, a global agreement was made to limit the global temperature rise to 2°C by the end of the century and pursue efforts to limit the temperature increase even further to 1.5°C. This was termed the UN Paris Agreement and came into force on 4 November 2016.
- 4.3 In May 2019, the UK Committee on Climate Change published its report entitled 'Net Zero – The UK's contribution to stopping global warming'. The report was a response to a request from the Governments of the UK, Wales and Scotland to reassess the UK's long-term emissions targets. One of the report's recommendations was that Scotland achieves net-zero greenhouse gas emissions by 2045. The Scottish Government has agreed with this recommendation and, along with a number of other public sector bodies, has declared a 'climate emergency'.
- 4.4 The Scottish Government considers the public sector to have a key role to play in tackling climate change. Part 4 of the Climate Change (Scotland) Act 2009, entitled 'Public Bodies Duties' places a duty on public sector bodies to take action with respect to climate change mitigation and adaptation. In 2015, the Scottish Government implemented the part of the Act that requires public sector bodies to report annually on their emissions and action taken to tackle climate change.

5.0 CONSULTATION ON THE ROLE OF PUBLIC SECTOR BODIES IN TACKLING CLIMATE CHANGE

- 5.1 The Scottish Government has, in line with the UK Committee on Climate Change's recommendations, set a target for Scotland to have net-zero greenhouse gas emissions by 2045. It considers that the public sector has a key role to play in achieving this. The Scottish Government is, therefore, consulting on the role that public sector bodies can play in tackling climate change. The consultation proposes a High Ambition Climate Network comprising those Chief Executives and Elected Members in public sector bodies regarded as leaders in committing to net-zero greenhouse gas emissions. The consultation further proposes that all public sector bodies set a target year by which they will cease to emit any direct greenhouse gases. The target year is not legislative. Subsequently, public sector bodies will be asked to report on how they will align their spending plans with the target and use their resources to contribute to reducing emissions. There are also proposed changes to the existing mandatory Public Bodies Duties Public Sector Climate Change Reporting. Public sector bodies will only be required to report on their emissions and information pertinent to ending Scotland's contribution to climate change. The reports would be publicly accessible and in a format that clearly illustrates to stakeholders and the public progress in achieving zero greenhouse gas emissions.
- 5.2 The response to the consultation, which is set out for approval in Appendix 1, states that the Council agrees with the proposed High Ambition Climate Network and for Public Sector Bodies to set a non-legislative target date to achieve net-zero direct greenhouse gas emissions. The response further agrees that public sector bodies should report annually on how they use their resources to contribute to reducing emissions.
- 5.3 In terms of mandatory annual Public Bodies Duties Public Sector Climate Change Reporting, the consultation response is the Council agrees with the proposed changes to the reporting requirements. The Council further agrees that the reports should be made publicly available in a format that is easy for stakeholders and the public to interpret.

6.0 IMPLICATIONS

Finance

- 6.1 There are no direct financial implications arising from this report. However, public sector bodies are requested to state how their spending plans align with achieving net zero greenhouse gas emissions.

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

Annually Recurring Costs/Savings

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

Legal

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

Human Resources

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

Equalities

- 6.4 There are no direct equalities implications arising from this report.

Repopulation

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

7.0 CONSULTATIONS

- 7.1 The Council's Finance and Legal and Property Services were consulted on the content of this report.

8.0 BACKGROUND PAPERS

- 8.1 The consultation document can be viewed on the Scottish Government web site:

<https://www.gov.scot/publications/role-public-sector-bodies-tackling-climate-change-consultation/>

Appendix – Inverclyde Council response to the Scottish Government's consultation on the role of Public Sector Bodies in tackling climate change.

Consultation: The role of Public Sector Bodies in tackling climate change

Proposed Inverclyde Council response

Q1. What additional training, information or guidance do you think Public Sector Bodies need to help them increase their action on climate change?

- Training specifically targeted at Corporate Management and Elected/Board Member level on the local, national and international impacts of climate change and how to embed within the organisation a culture that is responsive to the issue. Developing such a culture should result in climate change being considered in all aspects of the organisation's operations.
- Information on initiatives and innovations that have been successful in helping mitigate and adapt to climate change and their implications in terms of cost, disruption and so on. In particular those that are transformational. This should be targeted at Corporate and Senior Management level.

Q2. What are your views on the proposed structure for the High Ambition Climate Network of Chief Executives and Elected Members?

- The proposed structure is good with the Public Sector Bodies comprising the core membership likely to be those that are larger and/or have greater flexibility in terms of risk and innovation. Those Public Sector Bodies that have less scope for risk and innovation can subsequently learn, through the electronic network, of initiatives that consistently work well and how to manage any disruption from their implementation.

Q3. Do you agree that Public Sector Bodies should be required to set targets for when they will achieve zero direct emissions, and for reduced indirect emissions?

- Yes. Setting such targets at an organisational level and monitoring progress against them should help provide focus to take the transformative action required.

Q4. Do you agree that Public Sector Bodies should report annually on how they use their resources to contribute to reducing emissions?

- Yes. This should help embed climate change action throughout the whole Public Sector Body and provide weight to the targets set. However, guidance on this matter will be required so public bodies know what should be included and the process does not become onerous.

Q5. Do you agree that the details of what Public Sector Bodies are required to report on should be set out in statutory guidance instead of on the face of secondary legislation (otherwise known as an Order)?

- Yes since it would allow greater flexibility with respect to the nature and detail of what is reported and make reporting more responsive to updates in information, suggested improvements and so on.

Q6. Do you agree to the proposed changes to the list of Public Sector Bodies that are required to annually report their emissions?

- Yes. Reporting should apply to those Public Bodies that have the ability to reduce their emissions such as those with their own estate, fleet, influence over business

travel and so on. The list of Public Bodies required to report should be annually reviewed to ensure that all those with such influence over their emissions are included.

Q7. Do you agree with our proposals for amending the reporting requirements as set out above?

- Yes as the changes will make reporting less onerous and reduce repetition. The focus of reporting should be on assessing progress in achieving the long-term targets and transformational change. The only caveat to this is that the C-CAT tool can be useful for self-assessment by Public Bodies.

Q8. Is there anything else you think should be added to the reporting duties, or anything else you think should be removed?

- Possibly a space to include a narrative about what Public Bodies are considering in terms of climate change action. The action could be short, medium and long term and specific to blue-sky thinking.

Q9. Do you agree that Public Sector Bodies should each make their own report on emissions reductions publicly available?

- Yes and the information should be displayed in a format that it easy for the public to interpret. Such transparency is likely to provide an impetus to Public Bodies to make climate change action a priority and continually improve.

Other comments

The public sector is one that can have a significant influence on driving the transformational change required to achieve net zero greenhouse gas emissions. This is through implementing physical measures in the form of energy efficiency and zero/low carbon technologies but also through Planning and encouraging behaviour change among its employees and those that use its services. In order to do this, however, the public sector requires clarity from the Scottish Government in terms of policy, legislation and standards. It further requires sufficient powers, support and resources to make the changes needed.

Report To:	Environment and Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	ENV049/19/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Withdrawal From the European Union - Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on actions taken to mitigate the potential risks arising from EU withdrawal including a 'no deal' Brexit.

2.0 SUMMARY

- 2.1 At the time of writing this report the UK was due to exit the EU on the day of this Committee. If this remains the case then a verbal update will be given to the Committee. The update will focus on any changes to the risks to Inverclyde from the situation pertaining at the special Environment & Regeneration Committee on 17 October.

3.0 RECOMMENDATION

- 3.1 That Members approve the actions taken to mitigate the impact of a no-deal EU exit in Inverclyde.

Martin McNab
Head of Environmental & Public Protection

4.0 BACKGROUND

- 4.1 Members have previously been advised of the planning for a no deal EU exit in Inverclyde at the special Environment & Regeneration Committee meeting on 17 October. At that meeting the Council's risk register was discussed. An updated copy of the risk register will be circulated at the Committee and a verbal update will be given on any changes since 17 October.

5.0 IMPLICATIONS

5.1 Finance

A verbal update will be given on any changes to the financial implications of a no deal EU exit from the situation pertaining on 17 October.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/(savings)

Cost Centre	Budget Heading	With effect from	Annual net impact £000	Virement From	Other Comments
N/A					

5.2 Legal

There are no immediate legal issues arising from this report.

5.3 Human Resources

There are no immediate HR issues arising from this report.

5.4 Equalities

Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

5.5 Repopulation

There are no impacts on repopulation arising from this report.

6.0 CONSULTATIONS

- 6.1 None

7.0 BACKGROUND PAPERS

- 7.1 Withdrawal From the European Union, Environment & Regeneration Committee March 2019 ENV018/19/MM
Withdrawal From the European Union – Update, Environment & Regeneration Committee 17 October 2019 ENV050/19/MM

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV045/19/KL
Contact Officer:	Kenny Lang	Contact No:	01475 715906
Subject:	Play Area Strategy - Investment Funding Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide the Committee with an update on the Play Area Strategy.

2.0 SUMMARY

- 2.1 Inverclyde Council approved the allocation of £250k in the budget for “Play Area Strategy” as part of the Investment Proposals in March 2019. It was remitted to officers to bring back a report to this committee outlining proposals.
- 2.2 Officers have identified 3 projects detailed within this report, phased over 2 years.

These are:

- Rainbow Centre/Park Farm – Improvements to MUGA fencing and surface.
- Extended provision of accessible play equipment.
- Joint development with RCH of a play area within the Broomhill area.

3.0 RECOMMENDATIONS

- 3.1 That the Committee agree to the distribution of the allocated budget of £250,000 as follows:
- Rainbow Centre MUGA £90k
- Expansion of accessible play equipment £120k, split over two financial years.
- 3.2 That it be remitted to officers to discuss with RCH the siting of a new play in the Broomhill area on a joint funded basis and that £40k be set aside for this purpose.

Martin McNab
Head of Environmental & Public Protection

4.0 BACKGROUND

- 4.1 The Council's Play Area Strategy was developed in 2010/11 and aimed to provide play areas throughout Inverclyde.
- 4.2 Since the introduction of the Strategy, all the Council's play areas have been refurbished, developed or removed due to non-use. Members should note that any new housing developments either have a play area within their existing development or alternatively provide funding to the Council to support locality based play areas.
- 4.3 The Council currently has 53 play areas within reasonable proximity to households. Additionally there are "destination" play areas situated within larger parks at Kilmacolm, Port Glasgow, Greenock and Gourock.
- 4.4 Inverclyde Council's 2019/20 Budget allocated a sum of £250k towards the Play Areas Strategy subject to a more detailed report to this Committee. This report outlines 3 projects identified by officers over the next two financial years subject to Committee approval.

5.0 IDENTIFIED PROJECTS

5.1 Rainbow MUGA Port Glasgow

The MUGA next to the Rainbow nursery currently consists of a hard tarmac surface surrounded by low fencing on the long sides and high fencing with goals and basketball hoops at the short sides. This MUGA requires work to repair the fencing and surface.

Officers have identified works as follows:

- renewal of fencing and gates
- renewal of existing goals and hoops
- concrete heel kerb to perimeter
- associated surfacing repairs and MUGA lining and finishes

Property Services have provided costings for the required works to the value of £90k. It is anticipated that the works would be completed in 2019/20.

5.2 Provision of accessible play equipment

A limited number of play areas within Inverclyde have inclusive play equipment accessible to all children. The provision of such equipment supports families and the Play Strategy for Scotland as outlined in the recent "Inclusive Parks Scotland (2019)" report. The equipment allows children with disabilities to access play areas as well as providing opportunities for disabled and non-disabled children to play together.

Currently Inverclyde has provision for accessible play at the Battery Park, Inverkip Hub, Gourock Walled Garden and Birkmyre Park Kilmacolm. Accessible equipment is also planned for Boglestone and will be in situ by the end of this financial year. This equipment is largely made up of swings with harnesses. A fully inclusive play park has a more diverse range of equipment.

It is proposed to further extend the number of parks with accessible play equipment and also provide a more diverse range of equipment in those parks detailed above. Where equipment is required to be replaced, consideration will be given to replacing equipment with accessible /inclusive play equipment. Works will also be undertaken to improve access for wheelchairs where practicable.

Members should note that there is a higher cost for this equipment, due to the manufacture and also the relative demand. It is anticipated that £120k of the £250k allocation would be spent on provision of accessible play equipment and improving access to play areas. This project would be phased over two years with an equal budget allocation in 2019/20 and 2020/21.

5.3 River Clyde Homes - Broomhill

Discussions have taken place with senior staff at RCH with a view to installing a play area in the Broomhill area. At present a site has to be identified and officers will be meeting RCH staff to identify suitable locations and thereafter consult with residents and Elected Members on these sites. It is anticipated that this project would be jointly funded and as such an allocation of £40k would be set aside into 2020/21.

6.0 IMPLICATIONS

6.1 Financial

Financial Implications - One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend £000	Virement From	Other Comments
Play Areas Strategy EMR	Play Areas	2019/20	90		Park Farm MUGA
Play Areas Strategy EMR	Play Areas	2019/20	60		Accessible Play Equipment
Play Areas Strategy EMR	Play Areas	2020/21	60		Accessible Play Equipment
Play Areas Strategy EMR	Play Areas	2020/21	40		Broomhill Play Area

Financial Implications - Annually Recurring Costs/ (Savings)

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

6.2 Human Resources

None

6.3 Legal

None

6.4 Equalities

Has an Equality Impact Assessment been carried out?

☒ Yes

☐ No This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

6.5 Repopulation

The provision of high quality facilities should increase Inverclyde's attractiveness as a place to live.

7.0 CONSULTATIONS

7.1 None

8.0 LIST OF BACKGROUND PAPERS

8.1 Equality Impact Assessment.

Report To:	Environment and Regeneration Committee	Date:	31 October 2019
Report By:	Head of Environmental and Public Protection	Report No:	ENV046/19/KL
Contact Officer:	Kenny Lang	Contact No:	01475 715906
Subject:	Craigmuschat Quarry Recycling Centre		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on developments with regard to Kirn Drive and Craigmuschat Quarry.

2.0 SUMMARY

- 2.1 As part of the depot rationalisation programme, it is planned to demolish the buildings at Kirn Drive depot and to remove the fuel tank located within Kirn Drive.
- 2.2 To facilitate this it was necessary to close Kirn Drive Civic Amenity Site and relocate the recycling element to Craigmuschat Quarry on a temporary basis.
- 2.3 Delays in decommissioning and removing the fuel tank have delayed demolition with the result that the temporary nature of the recycling site needed to be extended beyond what would be deemed reasonable from a planning position. It has therefore been necessary to relocate to Kirn Drive for the time being.
- 2.4 Local Members were briefed on the requirements to close the Craigmuschat Quarry site and this was communicated to householders through the press, social media, the Council's website and by leaflet at the site itself. Craigmuschat Quarry closed on 6 October and Kirn Drive reopened on 7 October.
- 2.5 This report seeks approvals to submit a planning application to revert recycling to Craigmuschat Quarry and to progress options to consider the site for a longer term permanent facility.

3.0 RECOMMENDATIONS

- 3.1 That the Committee agrees that officers submit a planning application to continue to use Craigmuschat Quarry as a recycling centre.
- 3.2 That the Committee agrees that officers provide a costed project plan to retain Craigmuschat Quarry as a Civic Amenity Site on a permanent basis.
- 3.3 That it be remitted to officers to bring back a report to this Committee on the proposal at 3.2.

Martin McNab
Head of Environmental and Commercial Services

4.0 BACKGROUND

- 4.1 As part of the depot rationalisation programme, staff from various depots throughout Inverclyde have been relocated to Pottery Street. The proposals required that the buildings at Kirn Drive depot be demolished and the fuel tank within Kirn Drive be removed. Staff from Kirn Drive have now been relocated to Pottery Street.
- 4.2 To facilitate the closure a number of options were considered, however, due to access and the layout of the site it has been necessary to close Kirn Drive Civic Amenity Site to enable the demolition works to progress.
- 4.3 To ensure that local residents could still have access to a site, it was agreed to relocate the recycling element of the Civic Amenity site to Craigmuschat Quarry on a temporary basis. This site also replaced the recycling point at the entrance to the Quarry on Broomberry Drive. The site is not able to accept any residual waste due to SEPA requirements.
- 4.4 A delay to demolition arose in respect of the fuel tank. This must be removed to allow full access to the site. Decommissioning of this tank was frustrated through the need to continue a small supply of petrol to grass cutters and other equipment whilst an alternative procurement process was put in place. This issue has now been resolved.
- 4.5 In view of the potential extension of the temporary closure of the Kirn Drive site, the situation regarding planning was reviewed and independent advice sought. It is clear from this advice that, to continue the operation at Craigmuschat Quarry, a planning application needs to be made. We have therefore taken the decision to suspend the operation at Craigmuschat Quarry and resume recycling at Kirn Drive until this is done.
- 4.6 Prior to closing the site at Craigmuschat Quarry, briefings were issued to local Members advising them of the requirement to relocate to Kirn Drive and a press release was issued along with information on social media, the Council's website and through leafletting residents in the days prior to closure.
- 4.7 Staff ensured that the transition was as seamless as possible with Craigmuschat Quarry closing on Sunday 6 October and Kirn Drive reopening the day after. Costs for the move have been contained within the existing budget.
- 4.8 The Policy & Resources Committee in August 2019 agreed to defer capital investment at Kirn Drive pending a decision on the 2020/23 budget other than the demolition of the Depot. The remaining budget for Kirn Drive is £275k of which £50k is committed to the demolition costs with the remaining £225k deferred.

5.0 CRAIGMUSCHAT PROPOSALS

- 5.1 It is proposed that subject to Committee approval a planning application be submitted to continue to use Craigmuschat Quarry as a recycling centre.
- 5.2 Officers will also commence work to consider the long term option to permanently relocate to Craigmuschat Quarry as a Civic Amenity site, this site would then be able to accept residual waste and be subject to the normal SEPA site licensing conditions. A fully costed development brief will be prepared and reported to this committee.
- 5.3 The Craigmuschat Civic Amenity site option has many positives and has been very well received by members of the public, moreover:
 - The site is large and easily manoeuvred, minimising traffic conflict.

- Better site access avoids congestion and issues common at Kirn Drive.
- More containers can be accommodated reducing the skip movements.
- Due to more containers the risk of closure due to full skips is reduced.
- The site is well screened from residential properties.
- Eliminates the misused Neighbourhood Recycling Point at Broomberry Drive.
- Potentially opens up Kirn Drive to development.

6.0 FINANCIAL

6.1 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Depot AMP	Kirn Drive Depot Demolition	2019/20	£50		
	Kirn Drive CA Site	2020/21	£225		Spend deferred by P&R Committee, August 2019, pending 2020/23 Budget Decision

7.0 LEGAL

7.1 There are no legal implications arising from this report.

8.0 HUMAN RESOURCES

8.1 There are no human resources issues arising from this report.

9.0 EQUALITIES

9.1 There are no equality issues arising from this report.

10.0 REPOPULATION

10.1 There are no repopulation issues arising from this report.

11.0 BACKGROUND PAPERS

11.1 None

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	RMcG/LP/122/19
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	Scottish Government Funding for Bus Priority Routes – Request by Councillor Curley		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of a request received from Councillor Curley in the following terms:

“That the committee notes that the Scottish Government’s Programme for Scotland 2019-20 is proposing a Scottish Green Deal which includes a commitment to invest over £500 million in improved bus priority infrastructure to tackle the impacts of congestion on bus services and raise bus usages and the transformational effect funding of this level could make to transport infrastructure locally.

That the committee agrees that a short term working group be created consisting of Council Officers and representatives of local bus operators to:

- 1) Agree minimum criteria required for bus routes in Inverclyde to tackle the impacts of congestion on bus services and raise bus usage and identify the parts of the existing bus network that do not meet this criteria.
- 2) Identify any gaps in the existing bus network caused by lack of infrastructure.
- 3) Develop a series of infrastructure improvements to address the inadequacies in the road network and bus infrastructure identified in 1) and 2) and prioritise these to utilise the £500m Bus Priority funding proposed by the Scottish Government, or other funding, that may be available.”

2.0 RECOMMENDATION

- 2.1 The Committee is asked to consider the request from Councillor Curley.

Gerard Malone
Head of Legal & Property Services

Report To:	Environment and Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	E&R/19/10/03/SJ/ AW
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Road Naming within New Development at James Watt Dock, Greenock		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval to name new roads being created within the River Clyde Homes development at James Watt Dock, Greenock.

2.0 SUMMARY

- 2.1 New road names are required for the internal roads of the new residential development by River Clyde Homes at James Watt Dock, Greenock. It is recommended that these are named Great Harbour Place and Jackson Place.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approves Great Harbour Place and Jackson Place as the names of the new roads within the development at James Watt Dock.

Stuart W. Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 Section 97 of the Civic Government (Scotland) Act 1982 gives a local authority power to name roads within its area.

5.0 NEW DEVELOPMENT AT JAMES WATT DOCK, GREENOCK

- 5.1 River Clyde Homes are developing 134 flats on a site at James Watt Dock, Greenock. Many of the flats will front onto the recently named Douglas Rae Road, and will therefore have that address. The development will also have two internal roads that require to be named. Suggestions for road names were received from River Clyde Homes and shared with ward councillors. Following feedback from ward councillors it is proposed that the new roads are named Great Harbour Place, as the development is in the vicinity of the Great Harbour, and Jackson Place. The latter was suggested by Councillor Moran, and supported by Councillors MacLeod and McKenzie and is with reference to Robert Jackson, the former Councillor for the east end of Greenock.

6.0 IMPLICATIONS

Finance

- 6.1 There are no financial implications associated with this report.

Financial Implications:

One off Costs

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

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

Legal

- 6.2 There are no legal implications associated with this report.

Human Resources

- 6.3 There are no personnel implications associated with this report.

Equalities

- 6.4 There are no equalities issues associated with this report.

Repopulation

- 6.5 There are no repopulation implications associated with this report.

7.0 CONSULTATIONS

- 7.1 The Council's Legal and Property Services were consulted during the preparation of this report.

8.0 LIST OF BACKGROUND PAPERS

8.1 None

Appendix 1: New residential development James Watt Dock, Greenock

APPENDIX 1



Report To:	ENVIRONMENT & REGENERATION COMMITTEE	Date:	31 OCTOBER 2019
Report By:	CORPORATE DIRECTOR, ENVIRONMENT, REGENERATION & RESOURCES	Report No:	LP/118/19
Contact Officer:	LINDSAY CARRICK	Contact No:	01475 712114
Subject:	PROPOSED TRAFFIC REGULATION ORDER – DISABLED PERSONS’ PARKING PLACES (ON-STREET) ORDER NO. 3 2019		

1.0 PURPOSE

- 1.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation Act 1984 as amended and under the Council’s Scheme of Administration the Shared Head of Roads Service is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.
- 1.2 The purpose of the report is to introduce the proposed Traffic Regulation Order – The Inverclyde Council Disabled Persons’ Parking Places (On-Street) Order No. 3 2019.

2.0 SUMMARY

- 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 places for the disabled. This will restrict parking to drivers displaying a Disabled Person’s Badge only and will enable enforcement of such restrictions. The proposed Order will also revoke those parking places no longer required in order to maximise street parking capacity.
- 2.2 The provision of on-street parking places for use by disabled drivers, who are the holders of a Disabled Person’s Badge, is regulated by The Disabled Persons’ Parking Places (Scotland) Act 2009. Inverclyde Council is required to promote a Traffic Regulation Order to regulate the use of such parking places.

3.0 RECOMMENDATIONS

- 3.1 That the Committee recommends to the Inverclyde Council the making of the Traffic Regulation Order – Disabled Persons’ Parking Places (On-Street) Order No. 3 2019 and remits it to the Shared Head of Service Roads and the Head of Legal and Property Services to arrange for its implementation.

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

- 4.1 There are currently no Traffic Regulation Orders that exist at the locations shown in the schedule which would prohibit the allocation of parking places for Disabled Person's Badge holders.
- 4.2 Objections in relation to the disabled parking place for 23 Larkfield Grove, Greenock were received to the proposed Order. The disabled parking place for 23 Larkfield Grove has now been removed from the proposed Order to avoid delay for the other applications for disabled parking places.
- 4.3 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.

5.0 IMPLICATIONS

5.1 Finance

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					

5.2 Legal

There are no legal implications arising from this report.

5.3 Human Resources

There are no HR implications arising from this report.

5.4 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

- 6.1 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 Shared Head of Service Roads, the Head of Legal and Property Services and at Central, Port Glasgow, Kilmacolm, Southwest and Gourock Libraries. A copy of the draft Order forms appendix 1.

Appendix 1

7.0 BACKGROUND PAPERS

- 7.1 None

THE INVERCLYDE COUNCIL
DISABLED PERSONS' PARKING PLACES
(ON-STREET) ORDER NO. 3 2019
TRAFFIC REGULATION ORDER

THE INVERCLYDE COUNCIL
DISABLED PERSONS' PARKING PLACES (ON-STREET)
ORDER NO. 3 2019

The Inverclyde Council in exercise of the powers conferred on them by Section 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 Police Scotland 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. 3 2019" and shall come into operation on #####.

2. In this Order the following expressions have the meanings hereby assigned to them:-

"Council" means The Inverclyde Council or its successors as Roads Authority;

"disabled person's badge" means:

- (a) a badge issued under Section 21 of the Chronically Sick and Disabled Persons Act 1970 (as amended);
 - (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;
- and which has not ceased to be in force;

"disabled person's vehicle" means a vehicle lawfully displaying a disabled person's badge;

"parking attendant" means a person employed in accordance with Section 63A of the Act to carry out the functions therein;

"parking place" means an area of land specified by number and name in Columns 1 and 2 in the Schedule to this Order;

"traffic sign" means a sign prescribed or authorised under Section 64 of the Act; and

"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. The Schedule titled "Disabled Persons' Parking Places (On Street) Order No. 3 2019" forms the Schedule to this Order.
4. Each area of road which is described in the Schedule Part 1 to this Order and the plans relative to this Order is hereby designated as a parking place.
5. The parking places shall only be used for the leaving of disabled persons' vehicles displaying a valid disabled person's badge.

6. The limits of each parking place shall be indicated on the carriageway as prescribed by The Traffic Signs Regulations and General Directions 2016, as amended.
7. Every vehicle left in any parking place 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:-

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

the vehicle, or any part thereof, is not within the limits of any adjoining parking place.
8. 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.
9. 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:-

for the purpose of facilitating the movement of traffic or promoting its safety;

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;

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;

on any occasion on which it is likely by reason of some special attraction that any street will be thronged or obstructed; or

for the convenience of occupiers of premises adjacent to the parking place at times of weddings or funerals or on other special occasions.
10. 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.

11. This Order insofar as it relates to the parking places to be revoked (R) and amended, as specified in the Schedule Part 2 to this Order, partially revokes and amends The Inverclyde Council Disabled Persons' Parking Places (On-Street) Order Nos.03/2010, 03/2011, 01/2015, 04/2015, 01/2017 and 02/2019 respectively.

Sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by #####, Proper Officer, on the ##### day of #####, Two Thousand and #####.

DRAFT

INVERCLYDE COUNCIL

DISABLED PERSONS' PARKING PLACES (ON-STREET) ORDER No.3 2019

Rev C

SCHEDULE (Part 1)

All and whole that area of ground as described in Column 2 in the table below:

Column 1	Column 2
<u>Ref No.</u>	<u>Address of Disabled Person's Parking Place to be created "ex-adverso"</u>
1804	7 Smithston Cottages, Greenock
1859	20 Roxburgh Way, Greenock
1881	3 Glenhuntly Road, Port Glasgow
1902	72 Clynder Road, Greenock
1903	10 Lyle Street, Greenock
1904	11 Hillside Avenue, Kilmacolm
1907	24 Davaar Road, Greenock
1912	51 Forfar Road, Greenock
1915	39 Grosvenor Road, Greenock
1918	117a Albert Road, Gourock
1919	61 Forfar Road, Greenock
1920	14 Jacobs Drive, Gourock
1928	10 Oldhall Drive, Kilmacolm
1929	33 Trafalgar Street, Greenock
1996	110 Lynedoch Street, Greenock
1997	50 Newton Street, Greenock
1999	Knockbuckle Road, Kilmacolm

DISABLED PERSONS' PARKING PLACES (ON-STREET)

ORDER No.3 2019

SCHEDULE (Part 2)

[illegible]

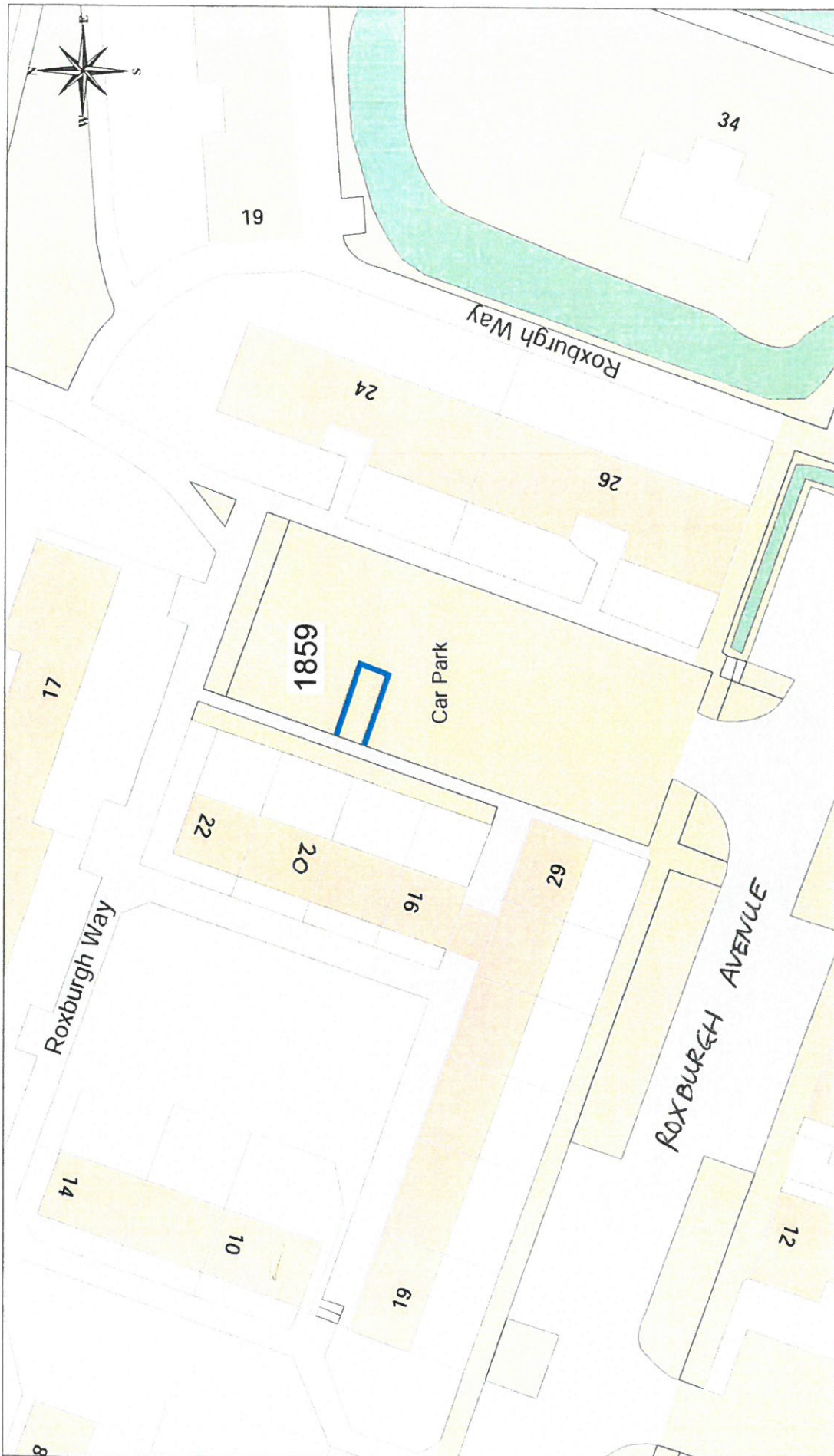


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Roads & Transportation

Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.
Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
7 SMITHSTON COTTAGES, GREENOCK
PLACE No. 1804



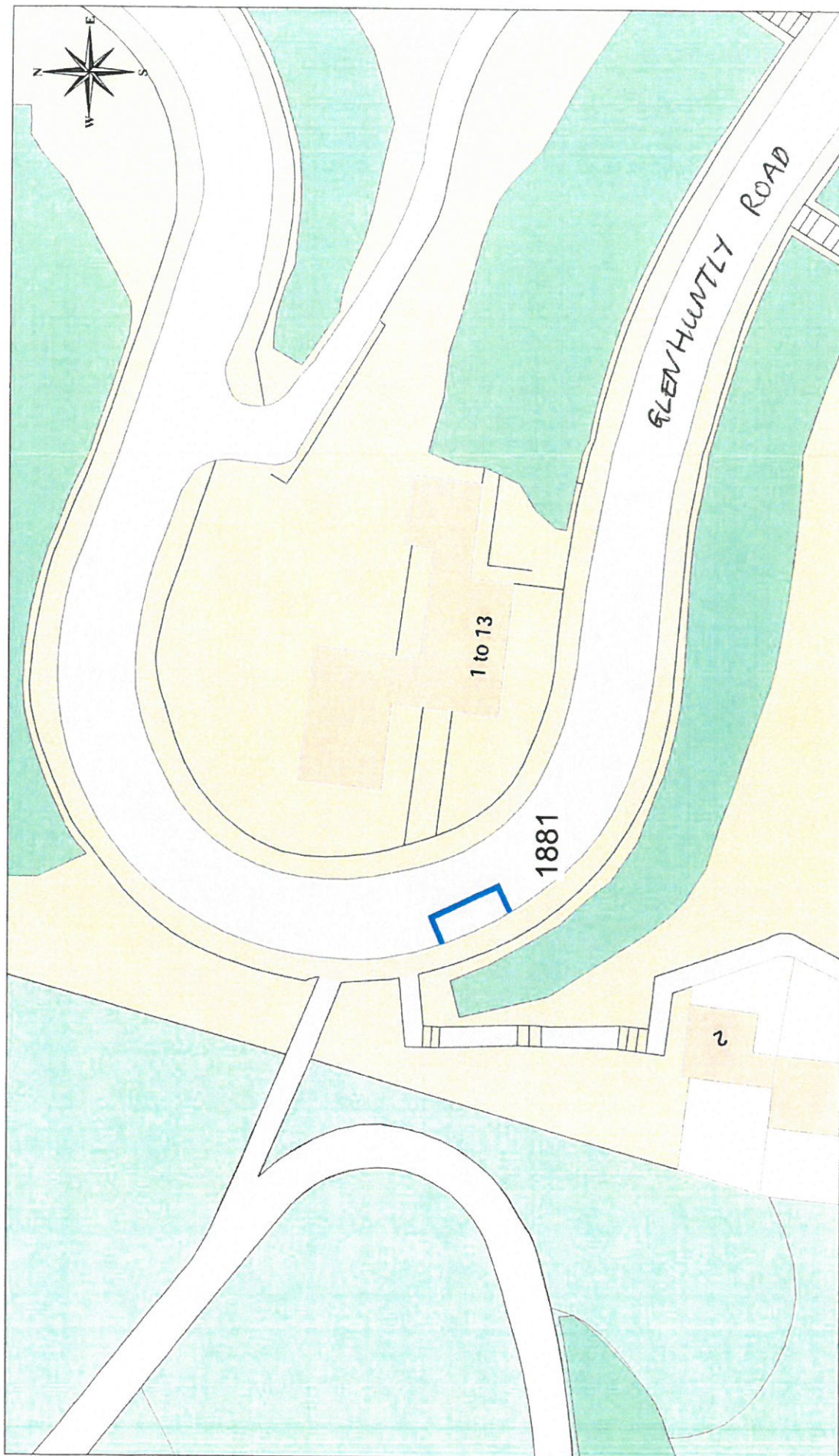
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Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
20 ROXBURGH WAY, GREENOCK
PLACE NO. 1859



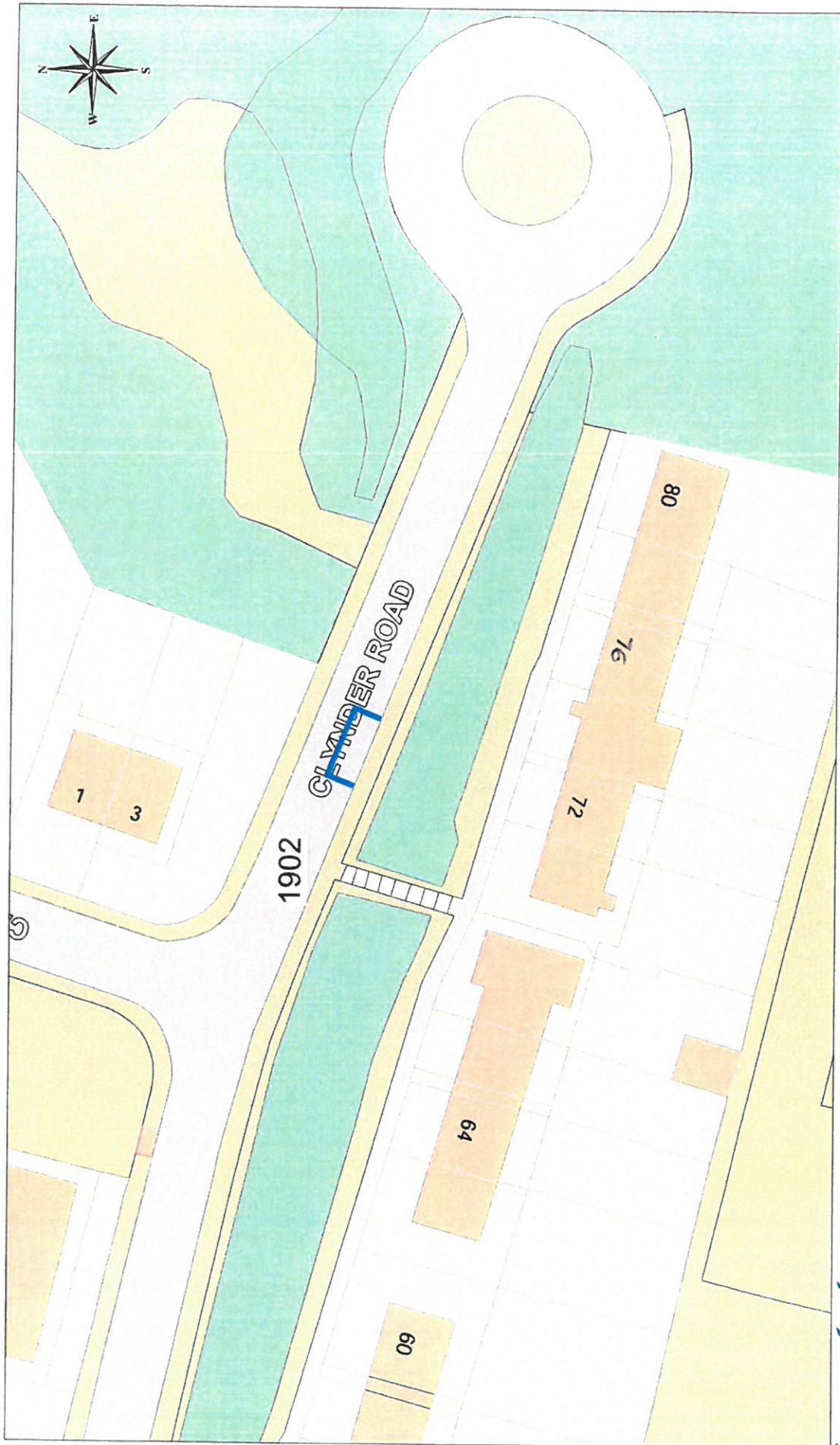
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Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc. - C.Eng. - M.I.C.E.
Municipal Buildings
Clyde Square
Glenhead, Glasgow G15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk



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DISABLED PERSONS' PARKING PLACE
3 GLENHUNTLY ROAD, PORT GLASGOW
PLACE No. 1881



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Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.
Municipal Buildings
Clyde Square
Greenock, PA15 1LY
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DISABLED PERSONS' PARKING PLACE
72 CLYNDER ROAD, GREENOCK
PLACE No. 1902



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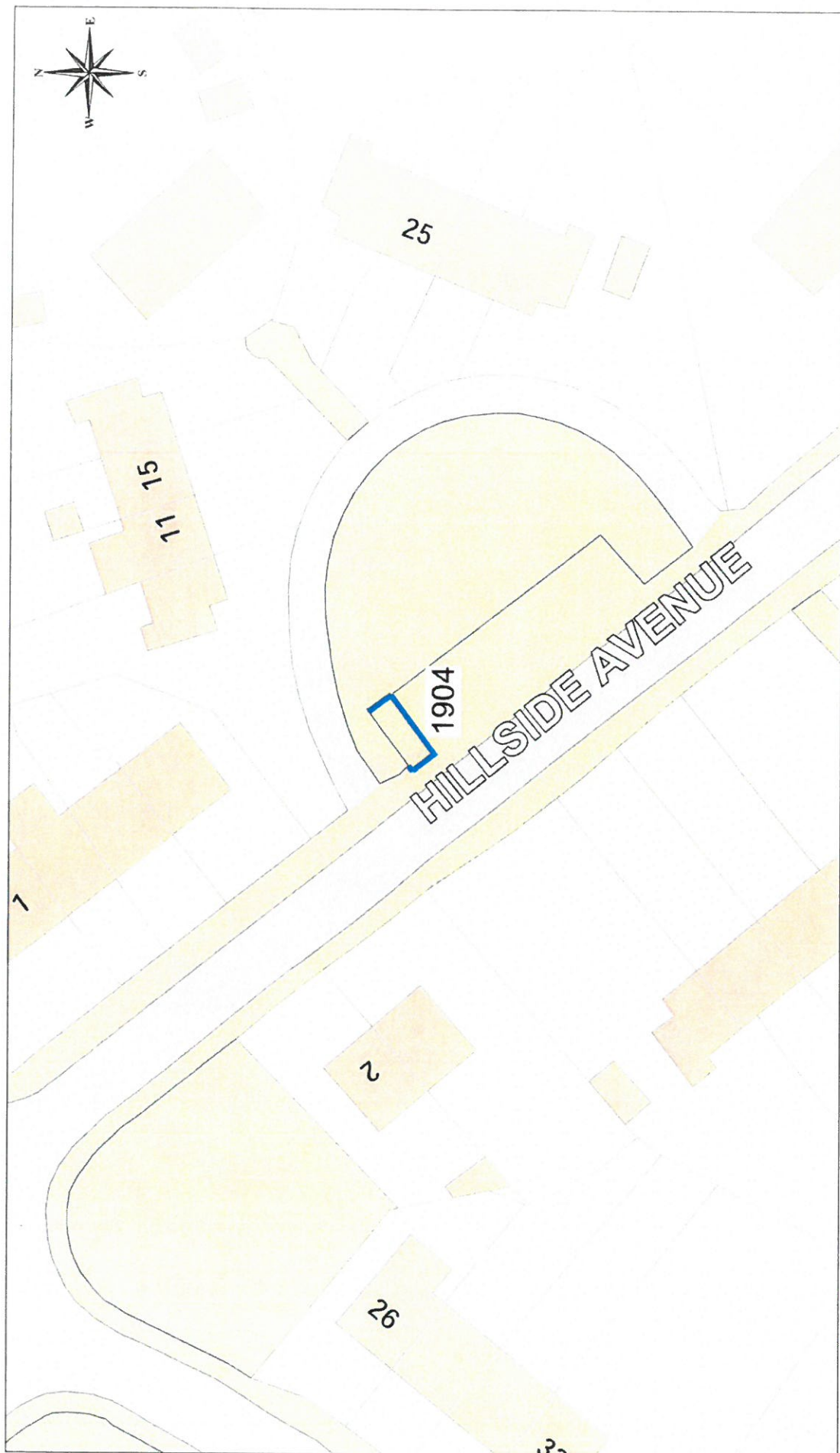
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Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
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DISABLED PERSONS' PARKING PLACE
10 LYLE STREET, GREENOCK
PLACE No. 1903



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Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
11 HILLSIDE AVENUE, KILMACOLM
PLACE No. 1904



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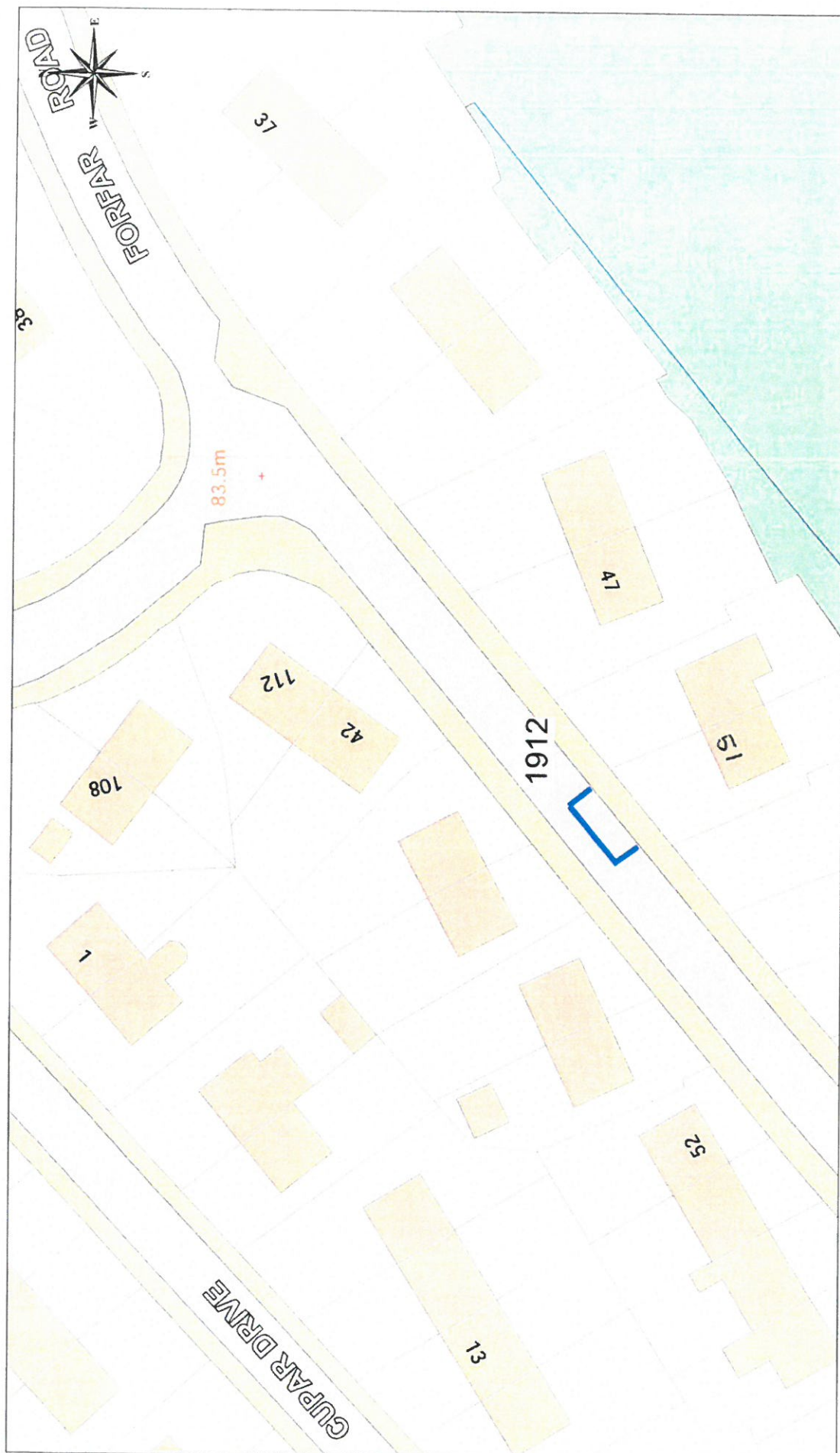
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DISABLED PERSONS' PARKING PLACE
24 DAVAAR ROAD, GREENOCK
PLACE No. 1907



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Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.

Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
51 FORFAR ROAD, GREENOCK
PLACE No. 1912



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Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.
Municipal Buildings
Chapel Street
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
39 GROSVENOR ROAD, GREENOCK
PLACE No. 1915

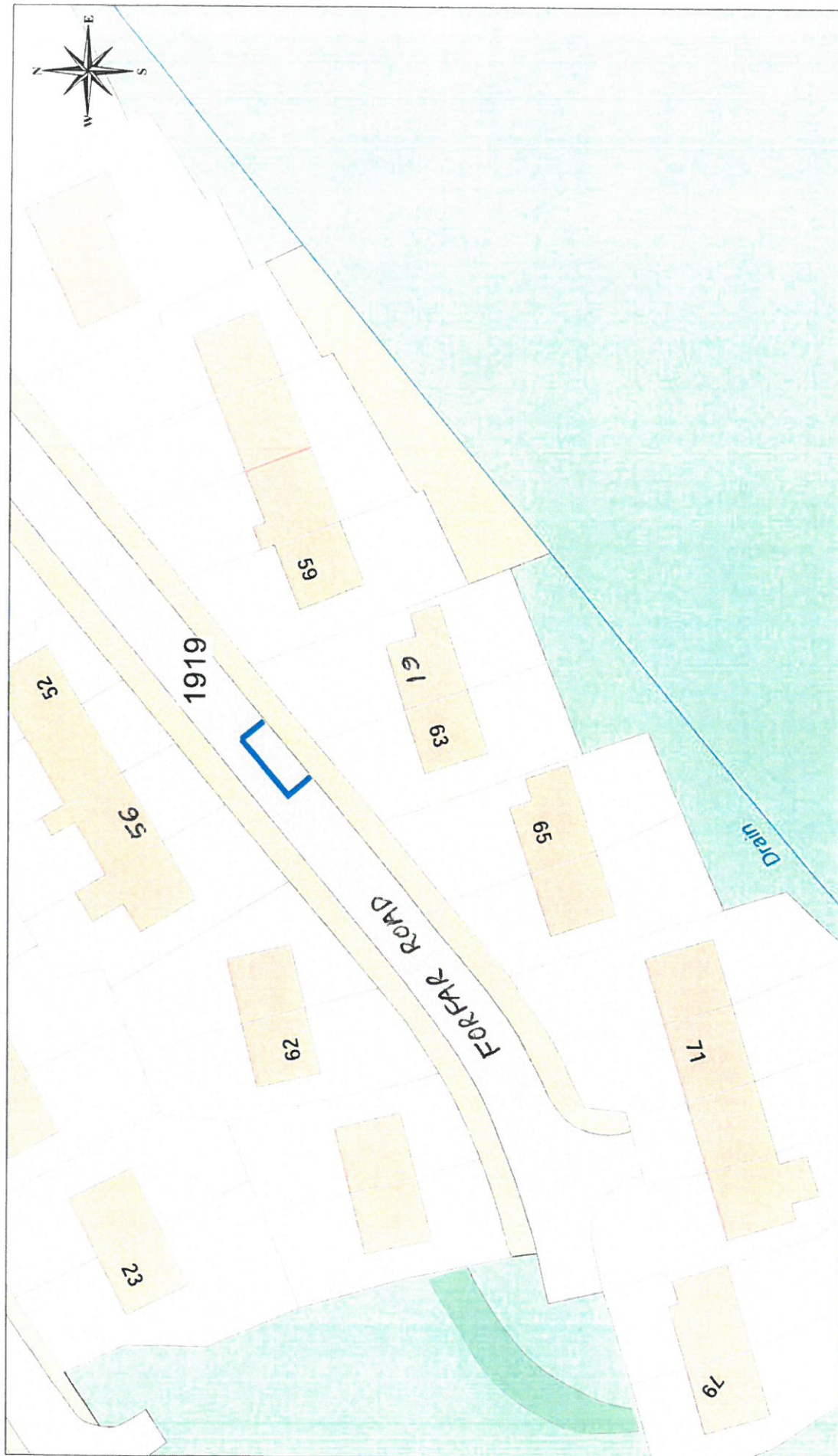


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Municipal Buildings
Clyde Square
Gourock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
117a ALBERT ROAD, GOUROCK
PLACE No. 1918



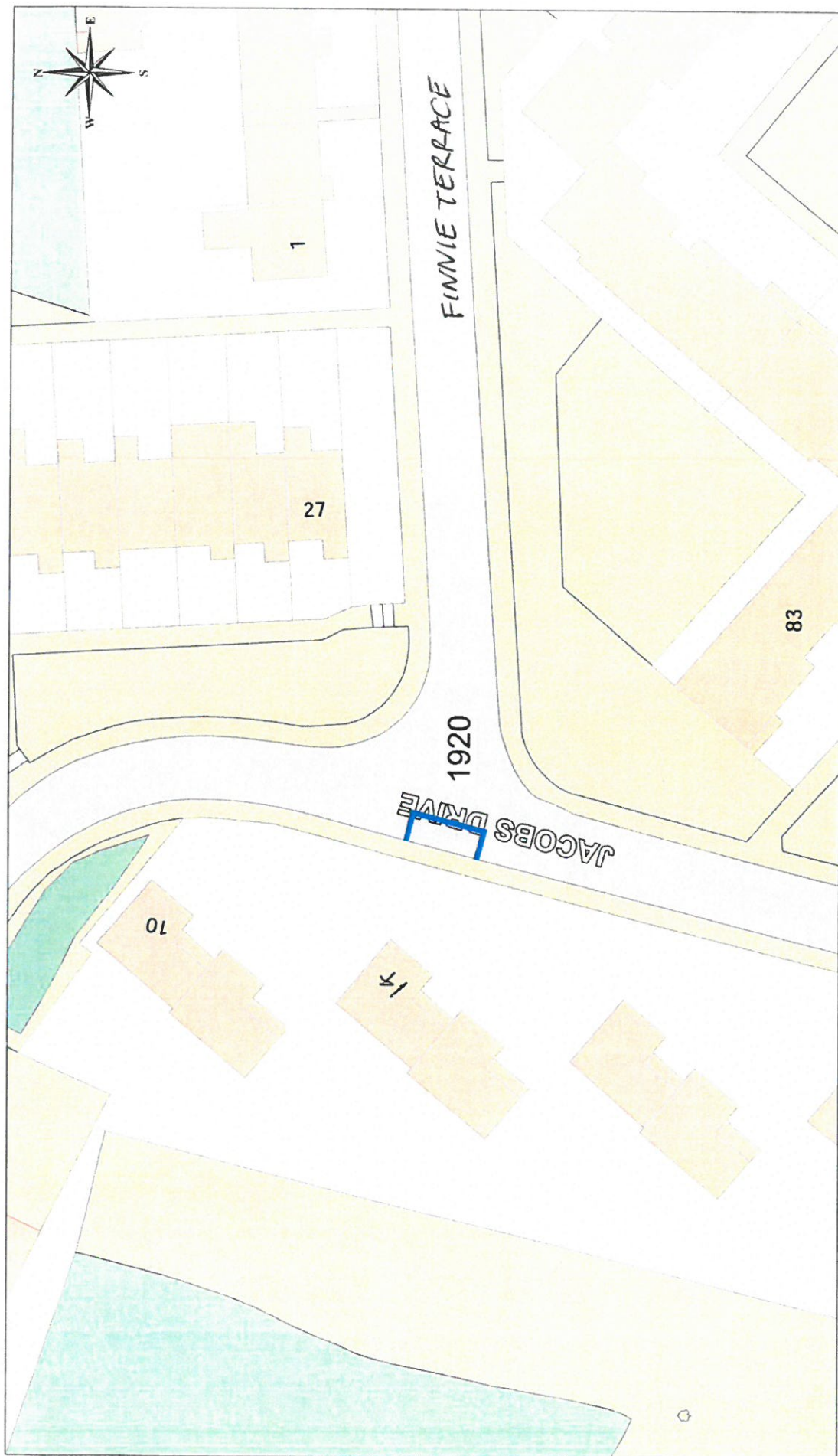
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Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.
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Clyde Square
Greenock, PA15 1LY
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Fax: 01475 712731
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DISABLED PERSONS' PARKING PLACE
61 FORFAR ROAD, GREENOCK
PLACE No. 1919



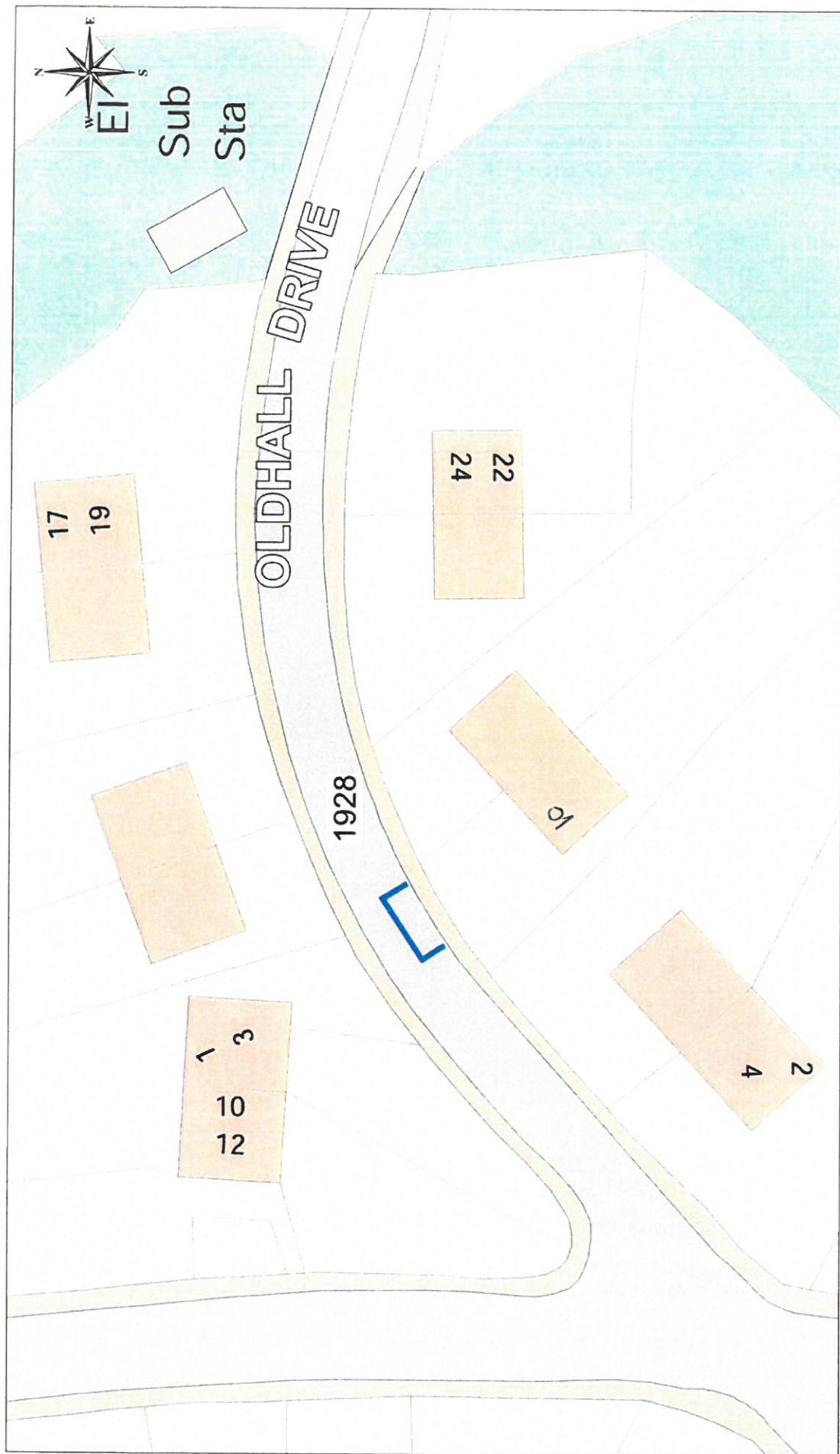
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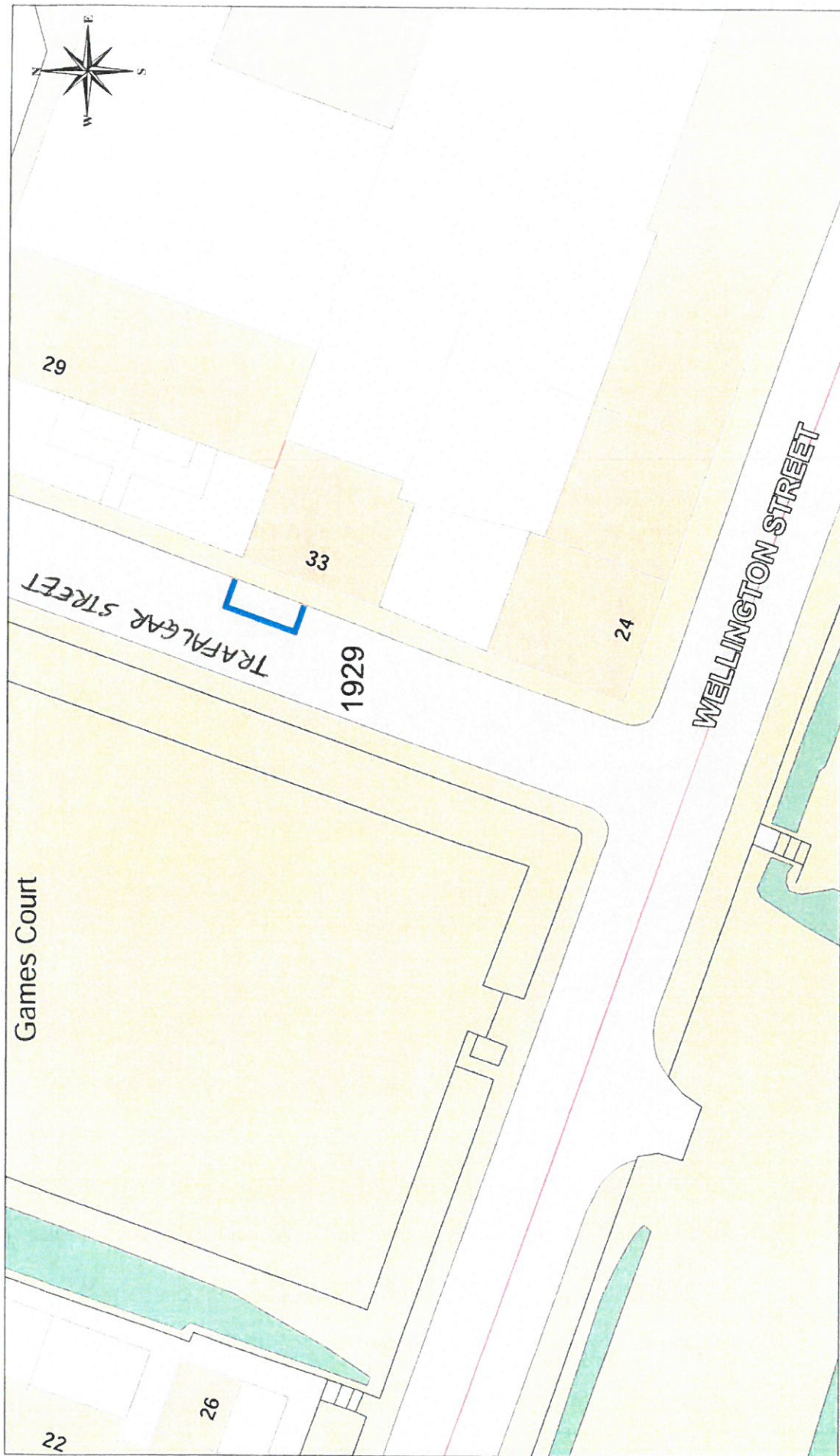
DISABLED PERSONS' PARKING PLACE
14 JACOBS DRIVE, GOUROCK
PLACE No. 1920



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Inverclyde
council
Roads & Transportation
Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc. C.Eng. M.I.C.E.
Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
10 OLDHALL DRIVE, KILMACOLM
PLACE No. 1928



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Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc., C Eng., M.I.C.E.
Municipal Buildings
Gordon Square, Paisley PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
33 TRAFALGAR STREET, GREENOCK
PLACE No. 1929



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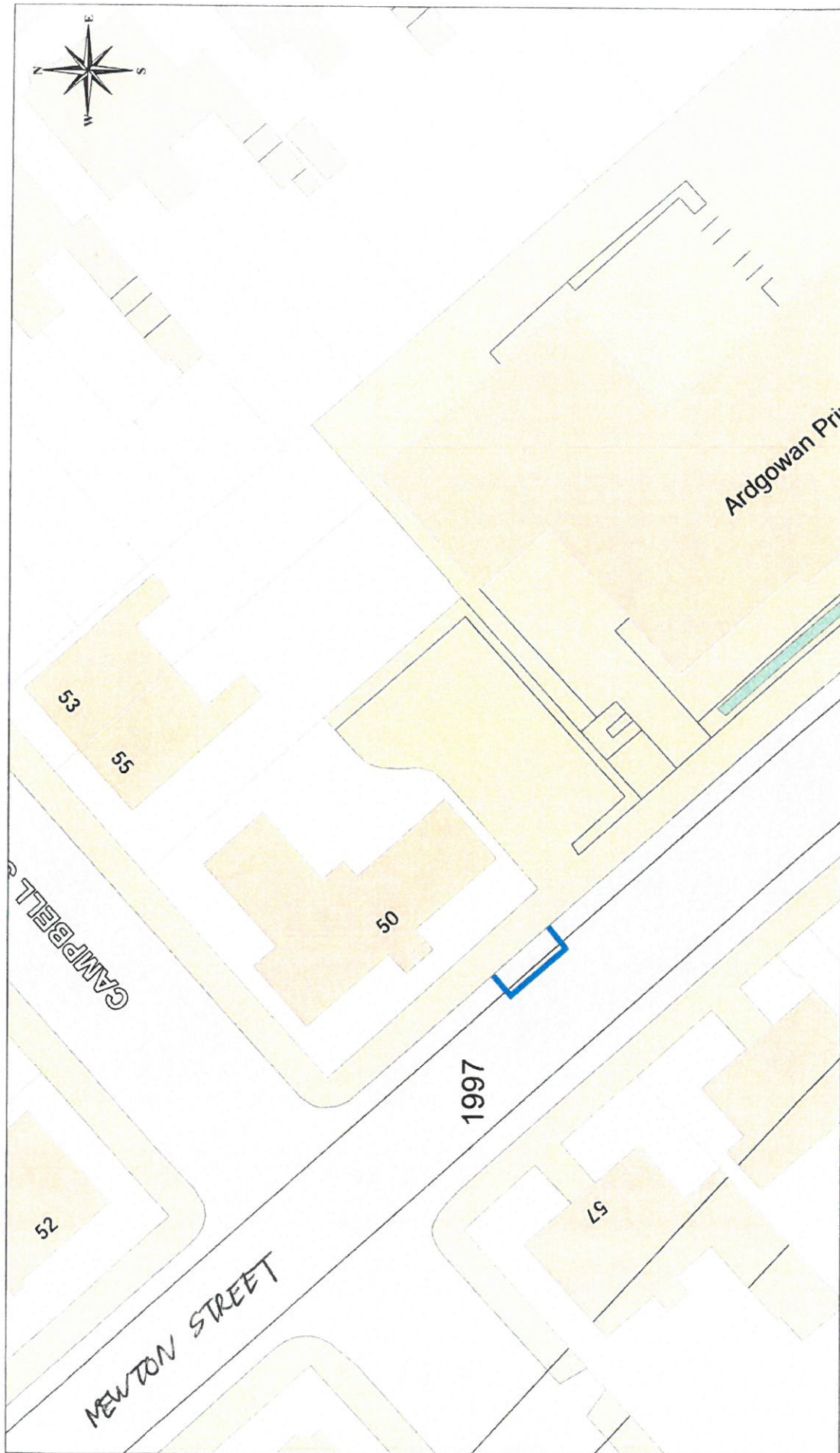
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Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.

Municipal Buildings
Clyde Square
Greenock, G15 1LY
Tel: 01475 712711
Fax: 01475 712751
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
110 LYNEDOCH STREET, GREENOCK
PLACE No. 1996

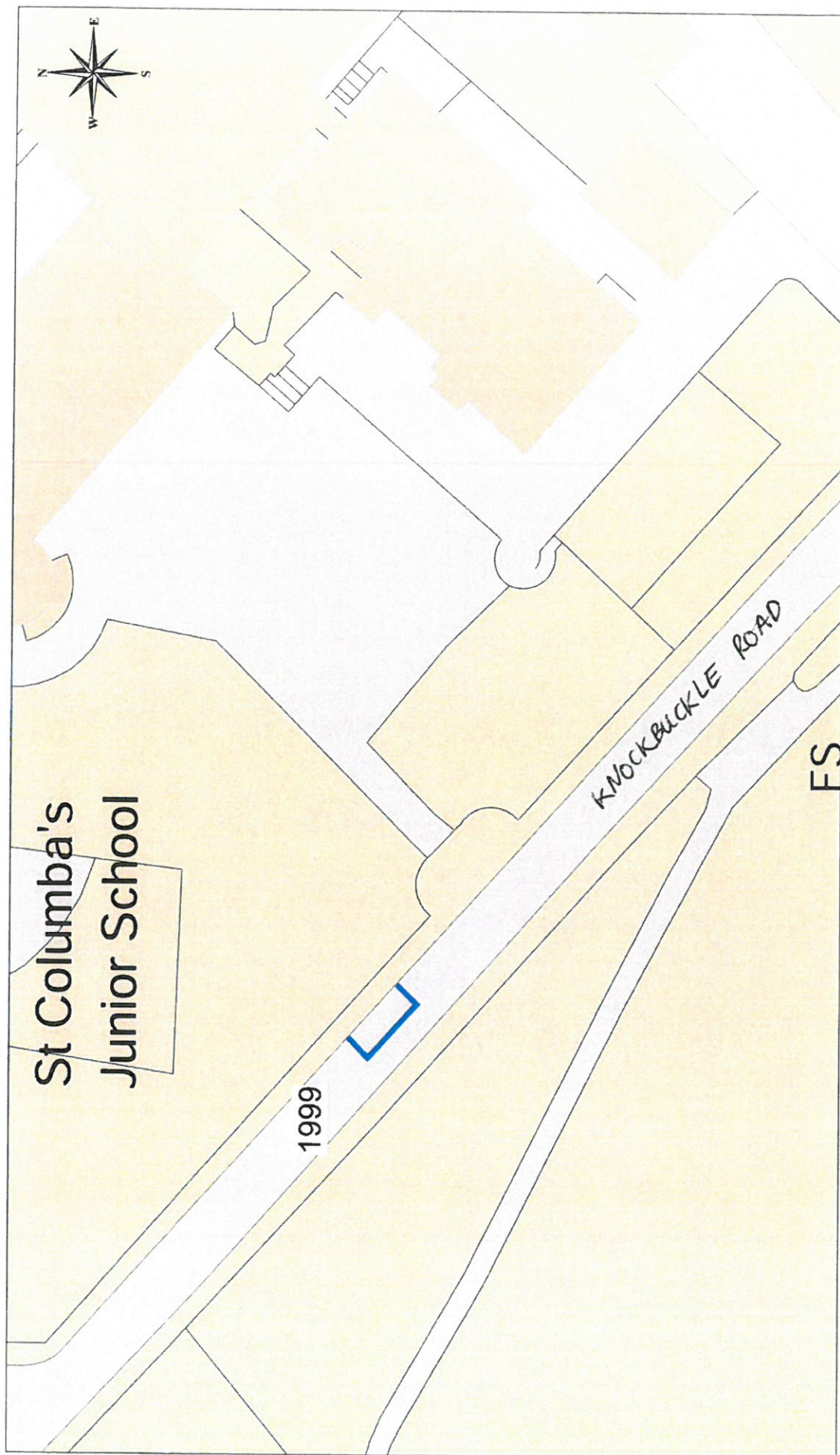


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DISABLED PERSONS' PARKING PLACE
50 NEWTON STREET, GREENOCK
PLACE No. 1997

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Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc. C.Eng., M.I.C.E.
Municipal Buildings
Clyde Street
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk



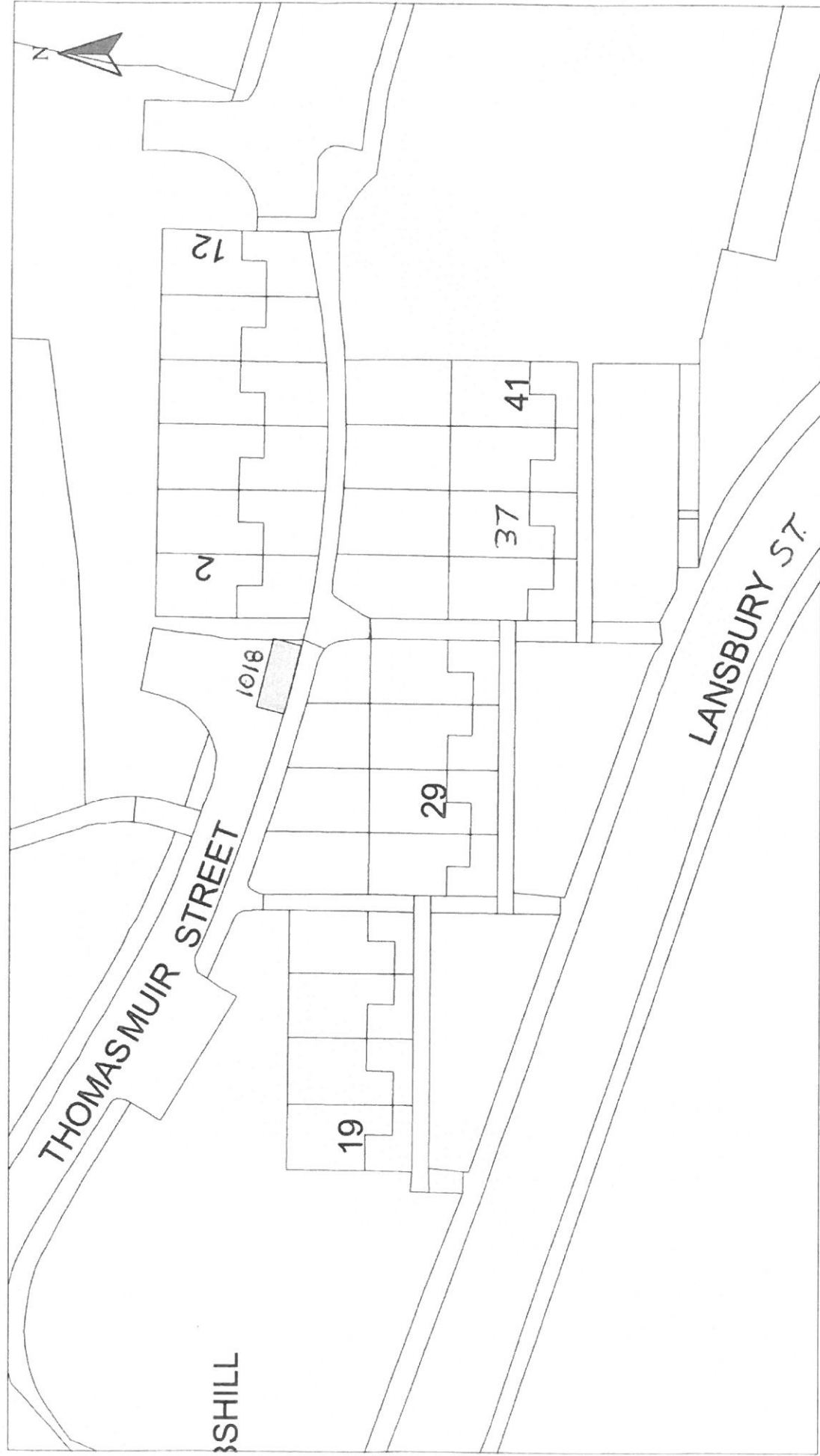
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Roads & Transportation

Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.
Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

DISABLED PERSONS' PARKING PLACE
KNOCKBUCKLE ROAD, KILMACOLM
PLACE No. 1999

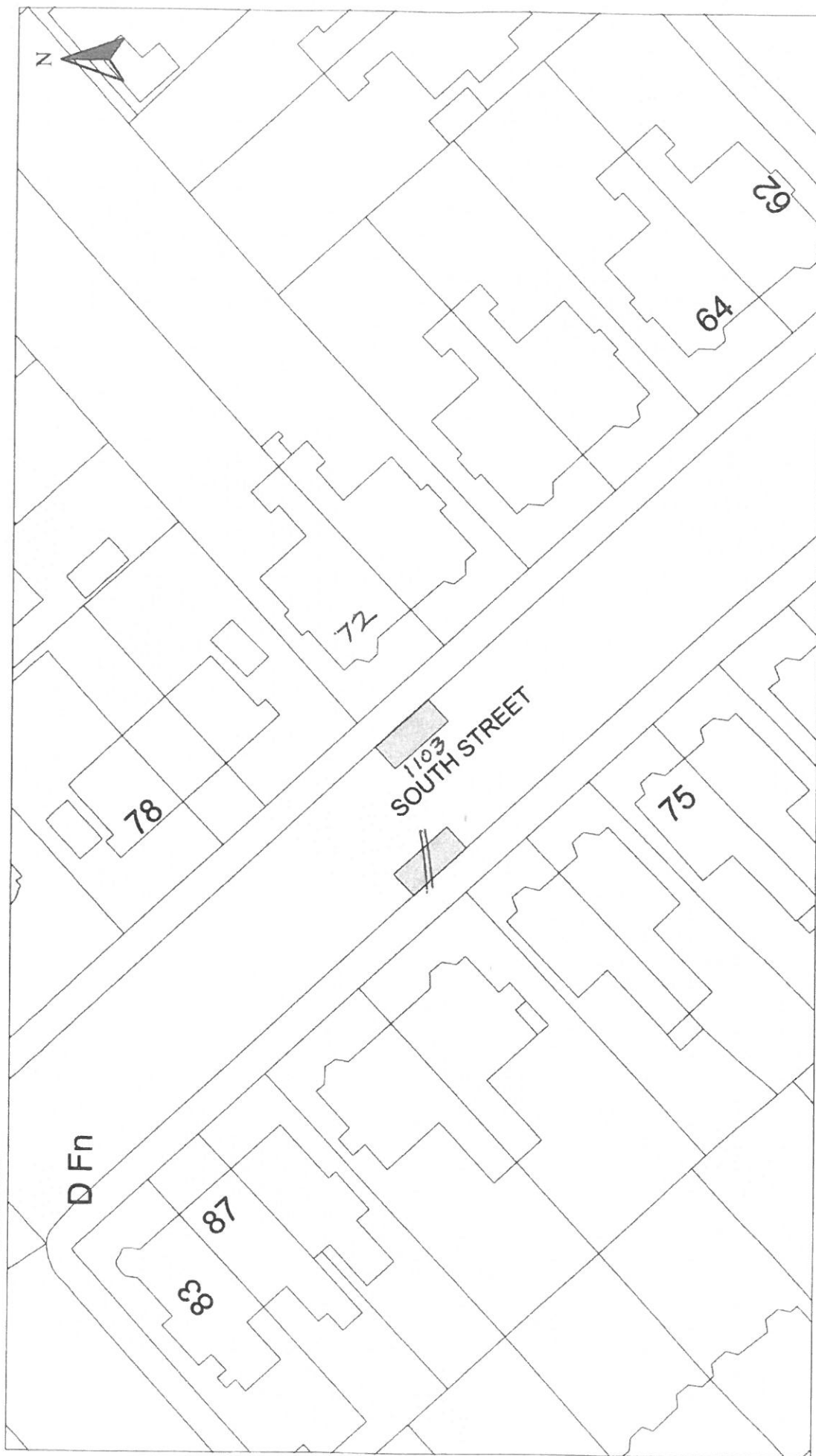
Inverclyde council ENVIRONMENTAL SERVICES



HEAD OF SERVICE ALAN G BARNES MCIWM CENV		DISABLED PERSONS' PARKING PLACE		Scale : 1:500	Date : MAY 2010
Disabled Bays	71 EAST HAMILTON STREET GREENOCK, PA15 2UA	THOMAS MUIR STREET, GREENOCK		Prepared by : R. MACKAY	Checked by :
		PLACE No. 1018 REVOCATION		Drawn by : R. MACKAY	Approved by :
				Drawing No. :	File No. : 19/12

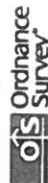
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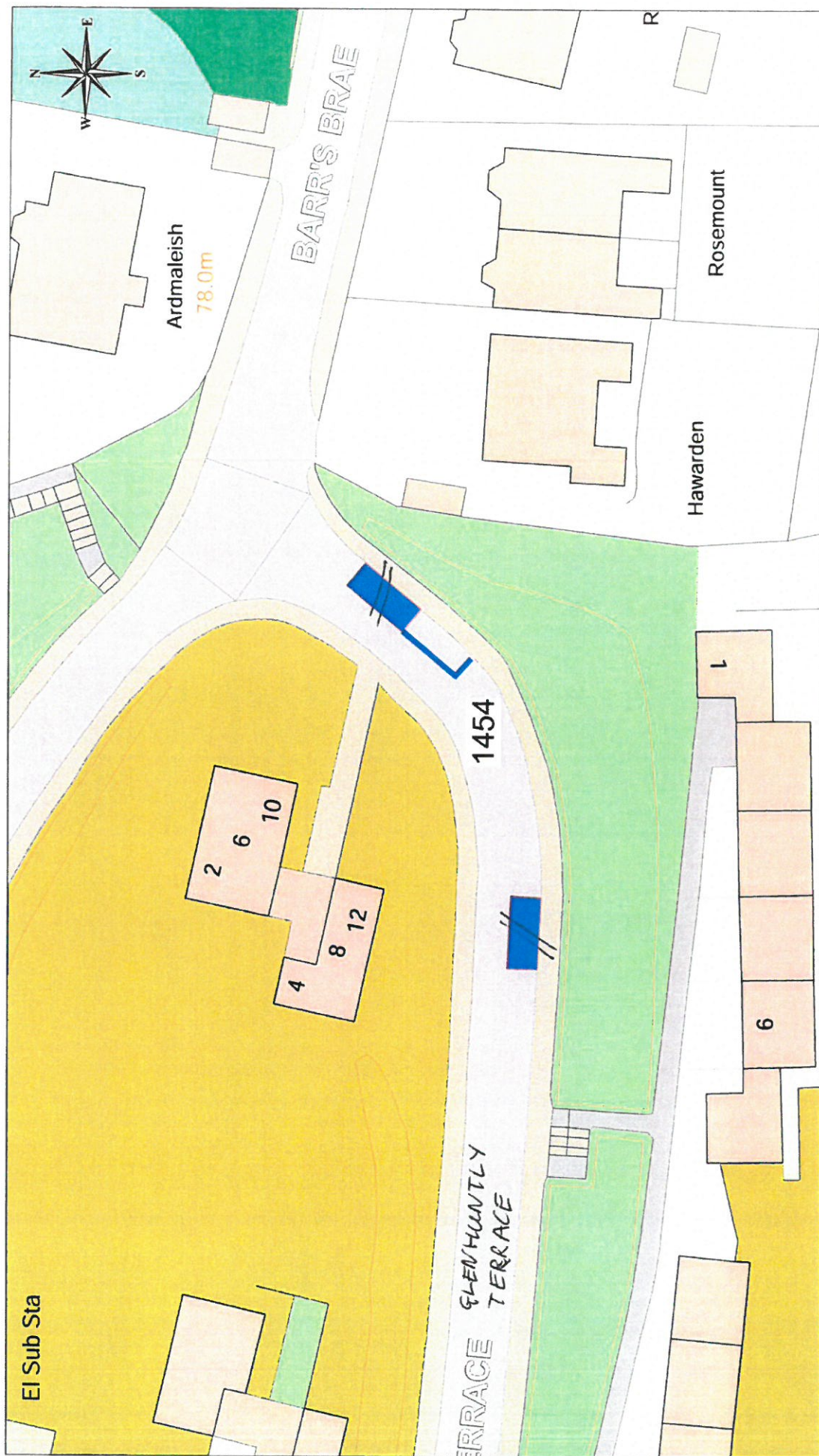


HEAD OF SERVICE IAN MOFFAT		DISABLED PERSONS' PARKING PLACE 72 SOUTH STREET, GREENOCK PLACE No. 1103 REVOCATION		Scale : 1:500	Date : APR 2011
Disabled Bays		71 EAST HAMILTON STREET GREENOCK, PA15 2UA		Prepared by : R. MACKAY Drawn by : R. MACKAY Drawing No. :	Checked by : Approved by : File No. : 19/12

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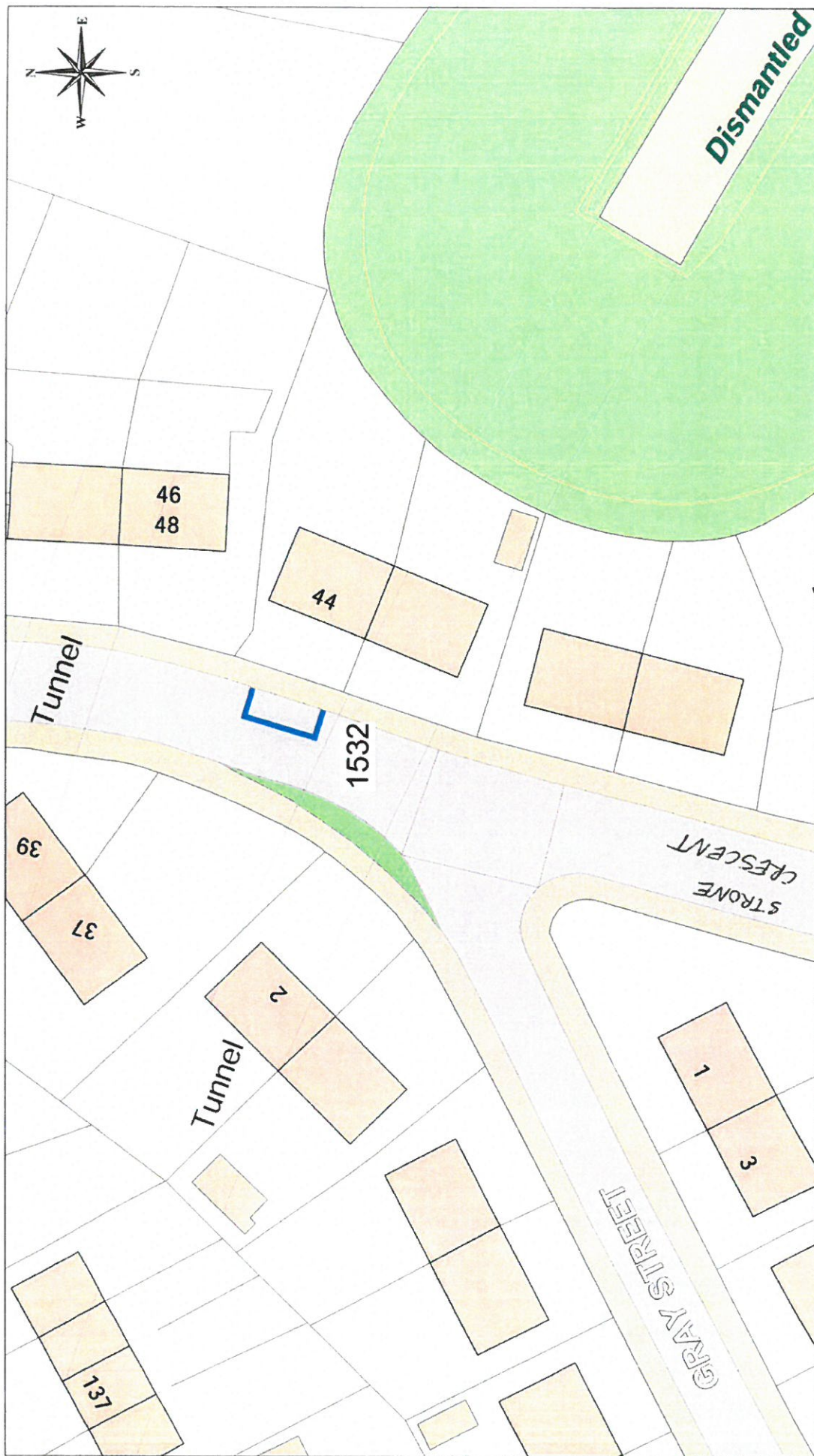
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DISABLED PERSONS' PARKING PLACE
 10 GLENHUNTLY TERR, PORT GLASGOW
 PLACE No. 1454 REVOCATION

Inverclyde
 council
Environmental Services

Regeneration & Environment
 Corporate Director: Aubrey Fawcett
 Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712712
 Fax: 01475 712731
aubrey.fawcett@inverclyde.gov.uk

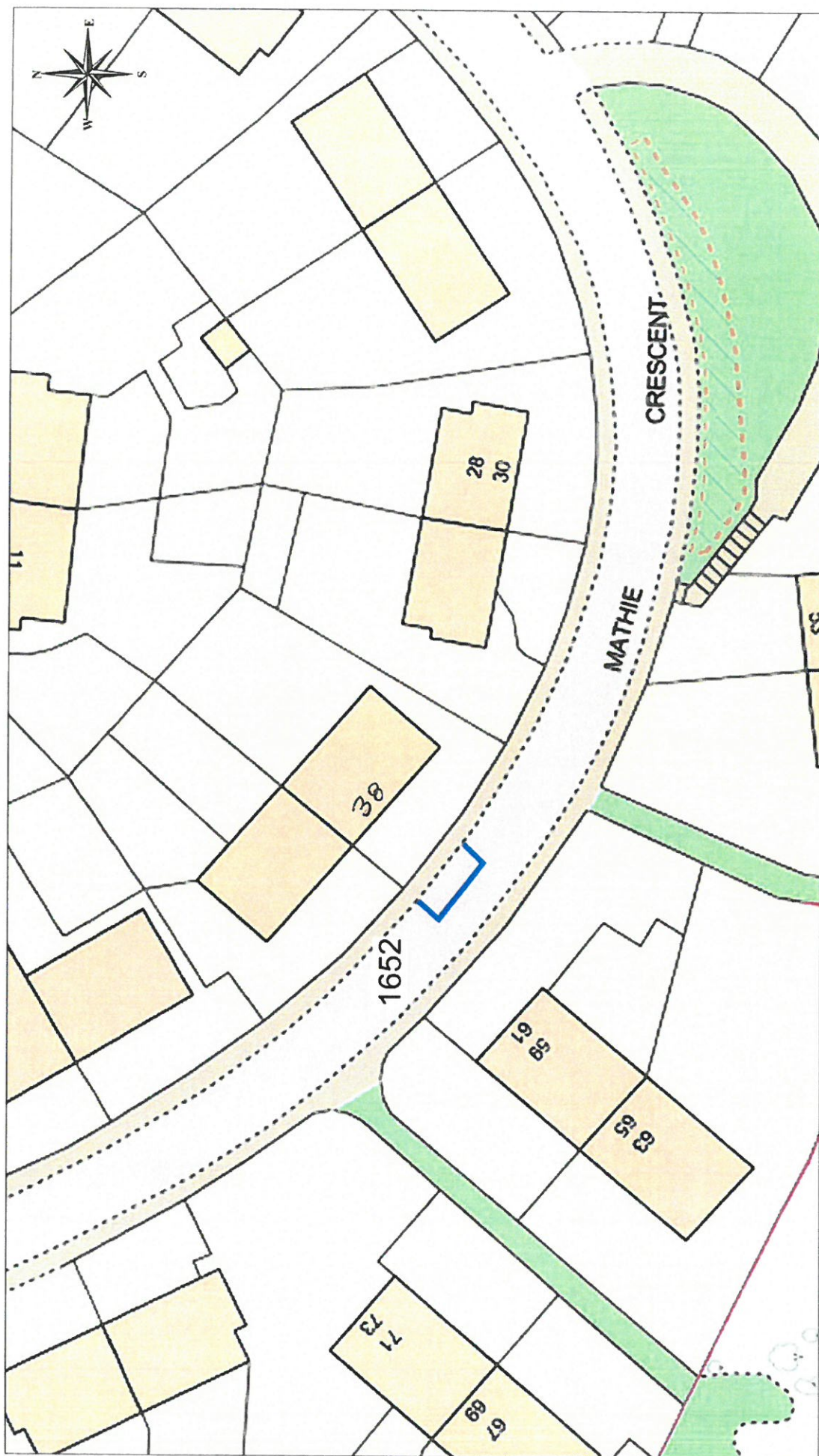


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DISABLED PERSONS' PARKING PLACE
44 STRONE CRESCENT, GREENOCK
PLACE No. 1532 REVOCATION

Inverclyde
council
Environmental Services

Regeneration & Environment
Corporate Director: Aubrey Fawcett
Municipal Buildings
Clyde Square
Greenock
PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
a.fawcett@inverclyde.gov.uk

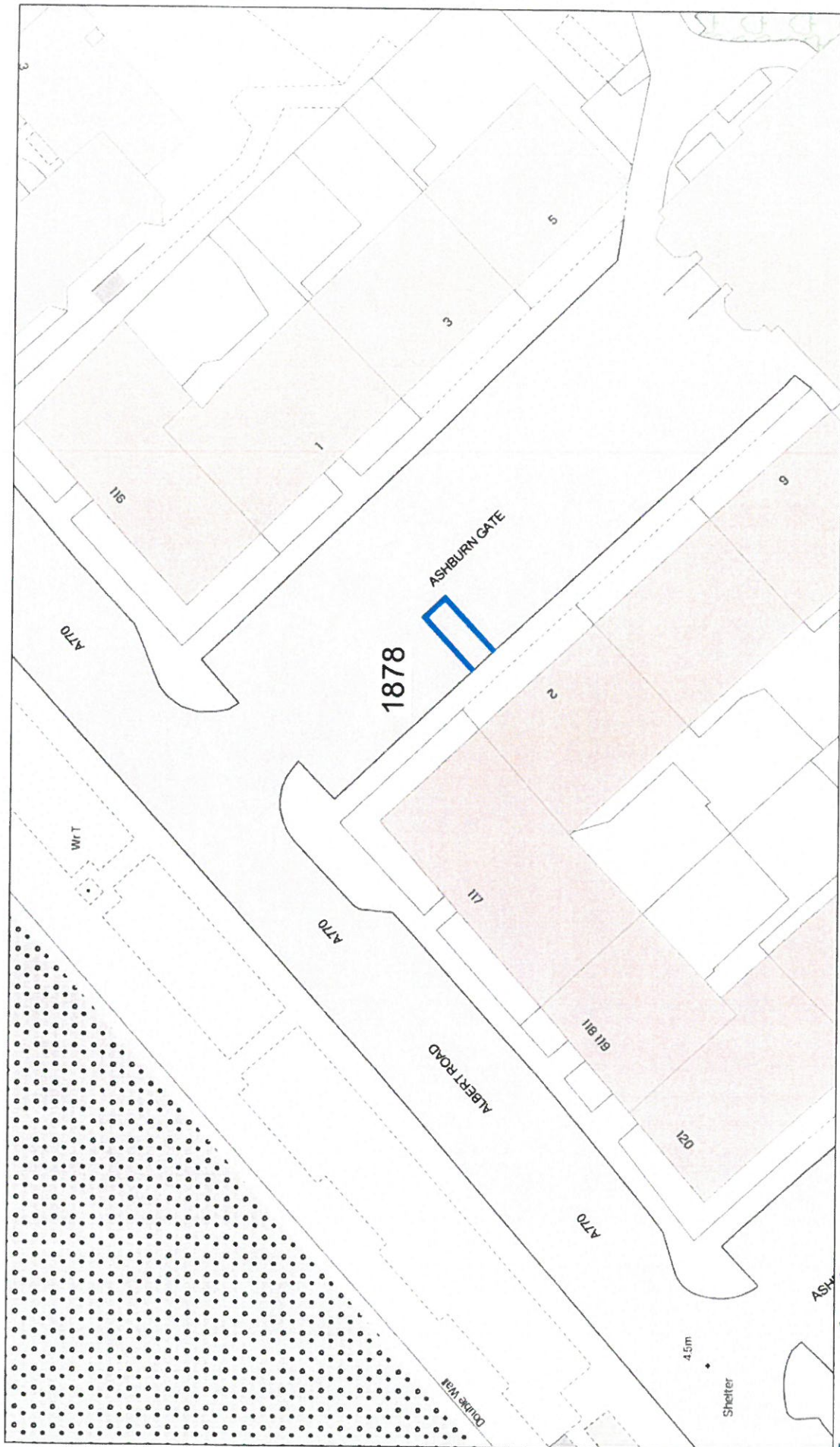


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DISABLED PERSONS' PARKING PLACE
38 MATHIE CRESCENT, GOUROCK
PLACE No. 1652 REVOCATION

Inverclyde
council
Environmental Services

Regeneration & Environment
Corporate Director: Aubrey Fawcett
Municipal Buildings
Clyde Square
Gourock
PA13 1JN
Tel: 01475 712712
Fax: 01475 712731
a.fawcett@inverclyde.nsw.uk



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DISABLED PERSONS' PARKING PLACE 2b ASHBURN GATE, GOUROCK PLACE No. 1878 REVOCATION

Inverclyde
council
Environment and Public Protection

Environment, Regeneration & Resources
Corporate Director: Scott Allan BSc., C.Eng., M.I.C.E.
Municipal Buildings
Cycle Square
Greenock
PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
scott.allan@inverclyde.gov.uk

THE INVERCLYDE COUNCIL
DISABLED PERSONS' PARKING PLACES
(ON-STREET) ORDER NO. 3 2019

**Statement of Reasons for Proposing to Make
the above Order**

It is considered necessary, in order to comply with Section 5 of The Disabled Persons' Parking Places (Scotland) Act 2009, 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 to revoke those parking places no longer required to maximise street parking capacity.

Gail MacFarlane
Shared Head of Service Roads
8 Pottery Street
GREENOCK
PA15 2UH

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/124/19
Contact Officer:	Alan McClintock	Contact No:	01475 712444
Subject:	King George VI Building – 9-11 King Street, Port Glasgow		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the works required to make the building structurally sound, wind and watertight and to seek approval to increase the works cost to £1,000,000.

2.0 SUMMARY

- 2.1 The proposal was the subject of a report to this Committee in January 2018 intimating a two phased approach with the first phase to refurbish the roof to make safe and weathertight and the second phase to alter and refurbish the building for community use.
- 2.2 The Committee approved the expenditure of part of the budget for Phase 1 and that residual funding be retained for use in Phase 2.
- 2.3 It was reported to the Committee on 2 May 2019 that the Phase 1 works had identified significant dry rot, wet rot and woodworm and that most of the timbers would have to be stripped out. The Committee approved the reorganisation of works between the phases and agreed that some of the residual funding for Phase 2 would be used in Phase 1. The estimated project cost of Phase 1 would be £730,000. The residual funding was therefore £270,000 and to be expended on Phase 2.
- 2.4 With the removal of most of the timbers and by hacking back the render over the stonework we discovered additional structural distress to the building which will result in demolition of most of the rear wall, including the spiral stair, and this work must be undertaken in Phase 1 for safety reasons.
- 2.5 In accordance with Standing Orders, the works were suspended until we could determine the appropriate remedial action and related costs. The Contractor has demobilised, however the scaffold to the front, back and interior remain and accrue continued costs.
- 2.6 The specification for the works has been modified in discussion with Historic Environment Scotland (HES) and a design prepared to make the building structurally sound, wind and watertight. The estimated project cost of Phase 1 would be £1,000,000 which would expend the existing approved funding and the residual funding of £270,000. There will be no residual funding remaining for Phase 2.
- 2.7 The objective is to form a structurally sound building which is wind and watertight and which can be 'mothballed' for later development. There will be one access door to the upper floor and a temporary floor to allow inspection.

- 2.8 The works can be contained within the available budget and to mitigate ongoing costs proceeding the Committee, Emergency Powers were approved by Councillors McCormick, Clocherty and Curley and the Chief Executive to proceed with the works.
- 2.9 Should unforeseen circumstances result in additional works beyond the identified scope, any additional cost will be funded from the Core Property General Allocation Budget.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position as regards the structure and funding, approves the expenditure of all of the available budget and notes the use of the emergency powers procedure to approve the recommencement of the works.

**Scott Allan Corporate Director
Environment, Regeneration &
Resources**

4.0 BACKGROUND

- 4.1 This proposal was the subject of a report to this Committee in January 2018 intimating a two phased approach with the first phase to refurbish the roof to make safe and weathertight and the second phase to alter and refurbish the building for community use.
- 4.2 The Committee approved the expenditure of part of the budget for Phase 1 and that residual funding be retained for use in Phase 2.
- 4.3 A further report to this Committee on 27 November 2018 confirmed the estimated project cost of Phase 1 as £530,000. The residual funding was therefore £470,000 and to be expended on Phase 2.
- 4.4 It was reported to the Committee on 2 May 2019 that the Phase 1 works had identified significant dry rot, wet rot and woodworm and that most of the timbers would have to be stripped out. See diagram 1. The Committee approved the reorganisation of works between the phases and agreed that some of the residual funding for Phase 2 would be used in Phase 1. The estimated project cost of Phase 1 would be £730,000. The residual funding was therefore £270,000 and to be expended on Phase 2.
- 4.5 It was also reported that the spiral stair had a significant lean, was considered dangerous and we would discuss remedial action with Historic Environment Scotland (HES) and to delay any work to the stair until Phase 2. HES has now confirmed that we can demolish the stair.
- 4.6 With the removal of most of the timbers and by hacking back the render over the stonework we have discovered additional structural distress to the building which will result in demolition of most of the rear wall, including the spiral stair, and this work must be undertaken in Phase 1 for safety reasons.
- 4.7 A detailed survey of the structural integrity of the rear wall has now established that a significant part of the rear wall must be removed and rebuilt. This is illustrated as all the shaded areas in Diagram 1.



Diagram 1 Rear Elevation

- 4.9 In accordance with Standing Orders, the works were suspended until we could determine the appropriate remedial action and related costs. The Contractor has demobilised, however the scaffold to the front, back and interior remain and accrue continued costs.
- 4.10 The specification for the works have been modified in discussion with Historic Environment Scotland (HES) and a design prepared to make the building structurally sound, wind and watertight. The estimated project cost of Phase 1 would be £1,000,000

which would expend the existing approved funding and the residual funding of £270,000. There will be no residual funding remaining for Phase 2.

4.11 The works will include the following:

- Partial demolition of the three gable walls and rebuilding in brick. The exposed gables above the roof line to be rendered.
- Partial demolition of the rear wall as illustrated in Diagram 1 (paragraph 4.8).
- Salvaged stone to be used for the rebuilding of the arched area. Remaining walls to be rebuilt in brick.
- Rear elevation to be rendered.
- Spiral stair to be demolished and replaced at a later date subject to funding.
- Stair to Masonic Hall to be retained for temporary access although access lobby to be removed.
- Flooring to be removed and joists installed to create single upper floor level. Temporary floor boarding installed for safe access.
- Several roof trusses at the Masonic side to be retained and additional trusses installed to replace removed trusses throughout.
- All roofs to have sarking, felt and slate finish.

4.12 The objective is to form a structurally sound building which is wind and watertight and which can be 'mothballed' for later development. There will be one access door to the upper floor and a temporary floor to allow inspection.

4.13 The works can be contained within the available budget and to mitigate ongoing costs proceeding the Committee meeting, Emergency Powers were approved by Councillors McCormick, Clocherty and Curley and the Chief Executive to proceed with the works.

4.14 Should unforeseen circumstances result in additional works beyond the identified scope, the cost to be funded from the Core Property General Allocation Budget.

5.0 IMPLICATIONS

Finance

5.1	Cost Centre	Budget heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
	King George VI Refurbishment	Capital	2018/19 2019/20 2020/21 2021/22 Total	150 600k 225k 25k 1,000k		Phase 1 previous years Phase 1 current year Phase 1 next year Retention

Legal

5.2 There are no legal issues.

Human Resources

5.3 There are no human resources issues.

Equalities

5.4 Has an Equality Impact Assessment been carried out?

X

YES (see attached appendix)

NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

5.5 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

6.0 CONSULTATION

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

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

7.0 LIST OF BACKGROUND PAPERS

7.1 None

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/123/19
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Craigend Resource Centre – Transfer of Land		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek authority to transfer ownership of two areas of land extending, in total, to 1,530sqm or thereby, as shown hatched on the attached plan, Appendix 1 at McLeod Street, Greenock to Craigend Resource Centre Ltd (CRC) on the basis of the Heads of Terms detailed within the body of this report.

2.0 SUMMARY

- 2.1 CRC currently occupies the building shown hatched on the plan at Appendix 2. They now wish to acquire land adjacent to their current property to enable them to build a new facility to accommodate a wider range of activities. A report to this Committee in May 2014 provided details of CRC's proposals and the Committee authorised a letter of intent to be issued to CRC confirming the Council's commitment to the project and confirming that the site outlined on the plan at Appendix 2 would be made available to CRC at nil consideration subject to a number of conditions being fulfilled by 30 September 2015. Further reports have been brought back to this Committee extending that deadline in order to provide CRC with sufficient time to obtain all their funding which they confirm they have now achieved and this report seeks authority to either transfer the ownership of; or enter into a 99 year lease of land identified within this report to CRC.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 Notes the outcome of the open space consultation in relation to the proposed disposal and the terms of the representations received as detailed in the body of the report; and
- 3.2 If, having regard to those representations, the Committee determines the disposal should proceed, that delegated authority be granted to the Corporate Director Environment, Regeneration & Resources to either transfer ownership of, or enter into a 99 year lease of the two sites shown outlined on the plan attached at appendix 1 and amounting to 1,530sqm, or thereby, to Craigend Resource Centre for no consideration, but that subject to their obtaining appropriate planning permission for the project and otherwise on terms and conditions acceptable to the Head of Legal and Property Services and the Chief Financial Officer.

4.0 BACKGROUND

Craigend Resource Centre

- 4.1 Craigend Resource Centre has been operating in Inverclyde since 1995 and was developed with funding provided through the Urban Aid Programme. Occupancy is currently regulated by virtue of an FRI Lease which is continuing on a yearly basis.
- 4.2 A series of reports have previously been placed before this Committee to progress the renewal and extension of the lease to CRC subject to the CRC's changing requirements, however, the current aspiration is for either outright transfer of ownership of the land or a long lease of 99 years, in order that CRC can construct a new facility to meet current needs.
- 4.3 A report on the proposed transfer was brought before this Committee in May 2014. That report authorised the issuing of a Letter of Intent confirming the Council's commitment to the project and confirming that the site outlined in appendix 2 would be made available to CRC at nil consideration, subject to a number of conditions being fulfilled by 30 September 2015. That letter has been extended on two occasions as CRC had not obtained all of their required funding by 2015. A copy of the Letter of Intent is attached at Appendix 3.
- 4.4 In July 2019 CRC confirmed they had obtained all necessary funding for the project, which amounts £2,310,000 in total and is made up of the following:
 - Regeneration Capital Grant Fund - £1.18m
 - Big Lottery - £950,000
 - Robertson Trust - £180,000
- 4.5 One of the conditions of the Letter of Intent is that CRC will have obtained appropriate planning consent for the demolition of the existing facility and the construction of a new Resource Centre. CRC have now submitted a planning application, however, due to a proposed change to the present land use, this application will require to go to the Planning Board for consideration. Therefore this condition has not yet been satisfied; however, due to time constraints it is necessary to bring this report before Committee now.
- 4.6 CRC have appointed consultants to assist with the delivery of this project and Council Officers have been advised that drawdown of money from the RCGF fund must take place by 31st March 2020. In order to meet this timescale authority to the transfer is required now so that the consultants can issue a tender for the works as soon as planning permission is received. The consultants wish to appoint contractors towards the end of January 2020 and the tender process is expected to take approximately 10 weeks, therefore a report on the land transfer to the next Environment & Regeneration Committee would be too late.

5.0 DETAILS OF PROPOSAL

- 5.1 Rather than extend the present facility as reported in 2014, CRC now wish to construct a completely new facility on a site to the rear of the current facility, it will comprise a single storey property in three distinct but open plan sections providing an open plan multi-function hall, kitchen and dining facilities, a crèche, a laundry room and an IT room. Plans for the proposal are attached at Appendix 4. So that service provision will not be disrupted, the intention is that the new build will be completed, or practically completed, before the present community facility is demolished.
- 5.2 In addition to the community hub, car parking at the facility will be increased from the current provision of four spaces to 20 spaces. CRC have advised that they no longer wish to acquire the whole of the site as originally outlined in the plan at Appendix 2, instead they now only wish to acquire two parcels of land which together will comprise the new facility and the car park servicing the new facility. The two sites are shown on the plan at Appendix 1.
- 5.3 As part of the proposal, CRC's contractors will move the current play area from its present position to a site elsewhere within the vicinity of the new community facility although the exact

location has yet to be confirmed. The play area will remain in the ownership of the Council and the present equipment will be retained and reused, however, any new location will require to be laid out in accordance with recommendations from the Council's Environmental Services for Play Areas.

6.0 BEST VALUE JUSTIFICATION

- 6.1 In terms of Section 74 of the Local Government (Scotland) Act 1973, the Council shall not dispose of land for a consideration less than the best that can reasonably be obtained. However, this obligation is qualified by the Disposal of Land by Local Authorities (Scotland) Regulations 2010 which enable the Council to dispose of property at less than best consideration provided that it has first carried out an appraisal of the disposal and compared the costs and disadvantages with the advantages of the proposal.
- 6.2 Guidance to the Regulations explains how to carry out this comparison and after doing so, the Council may dispose of the property for less than best consideration if it is satisfied that disposal for that consideration is reasonable and that it contributes to one or more of the following purposes:-
- a) Economic development or regeneration;
 - b) Health;
 - c) Social wellbeing; or
 - d) Environmental wellbeing
- 6.3 The report in May 2014 considered this proposal and advised that it met with purposes (a) and (c) as detailed above.
- 6.4 Officers within Safer & Inclusive Communities previously prepared an appraisal in terms of the 2010 Regulations in relation to the proposal. Whilst predominately unchanged that proposal has been updated to reflect the current proposal and is attached at Appendix 5. Officers advise that there is an extensive, detailed document that is available for Members' scrutiny on request. In summary, the beneficial outcomes anticipated are as follows:
- Assist the regeneration of the community and promote social, environmental and economic regeneration, including the further development of a community enterprise.
 - Encourage the involvement of local people in shaping and regenerating their community.
 - Help to increase the income stream for Craigend Resource Centre.
 - Encourage people to develop and innovate where they live.
 - Provide opportunities for learning and community capacity building.
- 6.5 The Council must also comply with EU State Aid rules which seek to ensure that there is no subsidy to an economic undertaking which would distort competition. Discussions with the State Aid unit have confirmed that the risk of State Aid being present is low if the transfer is in relation to the transfer of ownership at nil value for use as a community hub.

7.0 OPEN SPACE CONSULTATION

- 7.1 As the proposal involves a disposal of land forming an open space, public consultation on the proposed disposal is required in terms of Section 27 of the Town and Country Planning (Scotland) Act 1959. Further, the Committee must consider and have regard to any objections received as a result of that consultation in reaching their decision on whether or not the disposal should proceed. The Committee granted delegated authority to officers to progress such a consultation at its meeting of 29 August 2019.
- 7.2 The consultation involved:
- Advertising the proposal in two consecutive weeks in the Greenock Telegraph;
 - Publishing details of the proposal on the Council website;
 - Posting notices of the proposal at the site and on notice boards in public libraries; and
 - Direct intimation of the proposal on the Community Councils and such other community bodies as colleagues in Community Learning and Development have

advised may wish to be kept informed as to the proposal.

- 7.3 The consultation period ends on Monday 21 October 2019 and the outcome of the consultation exercise will be reported to the Committee prior to the date of the meeting and as addendum to this report will be circulated as soon as possible.

8.0 IMPLICATIONS

8.1 Finance

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

- 8.2 As the proposal will involve the disposal of land that is open space, public consultation is required in terms of Section 27 of the Town and Country Planning (Scotland) Act 1959, and the Committee must consider any objections received in that consultation before deciding to proceed with the disposal. The Committee granted delegated authority to officers to progress such a consultation at the meeting of 17 January 2019
- 8.3 As the proposed disposal is for a consideration that is less than best consideration that can reasonably be obtained, it is necessary to set out the justification provided in the body of the report for the disposal, in terms of Section 74 of the Local Government (Scotland) Act 1973 and Disposal of Land by Local Authorities (Scotland) Regulations 2010.
- 8.4 If the Committee accepts the recommendations in this report, officers in Legal and Property Services will adjust the necessary legal documentation with the other parties involved to implement same.

8.5 Human Resources

No implications

8.6 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

	YES
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

8.7 Repopulation

No implications.

9.0 CONSULTATIONS

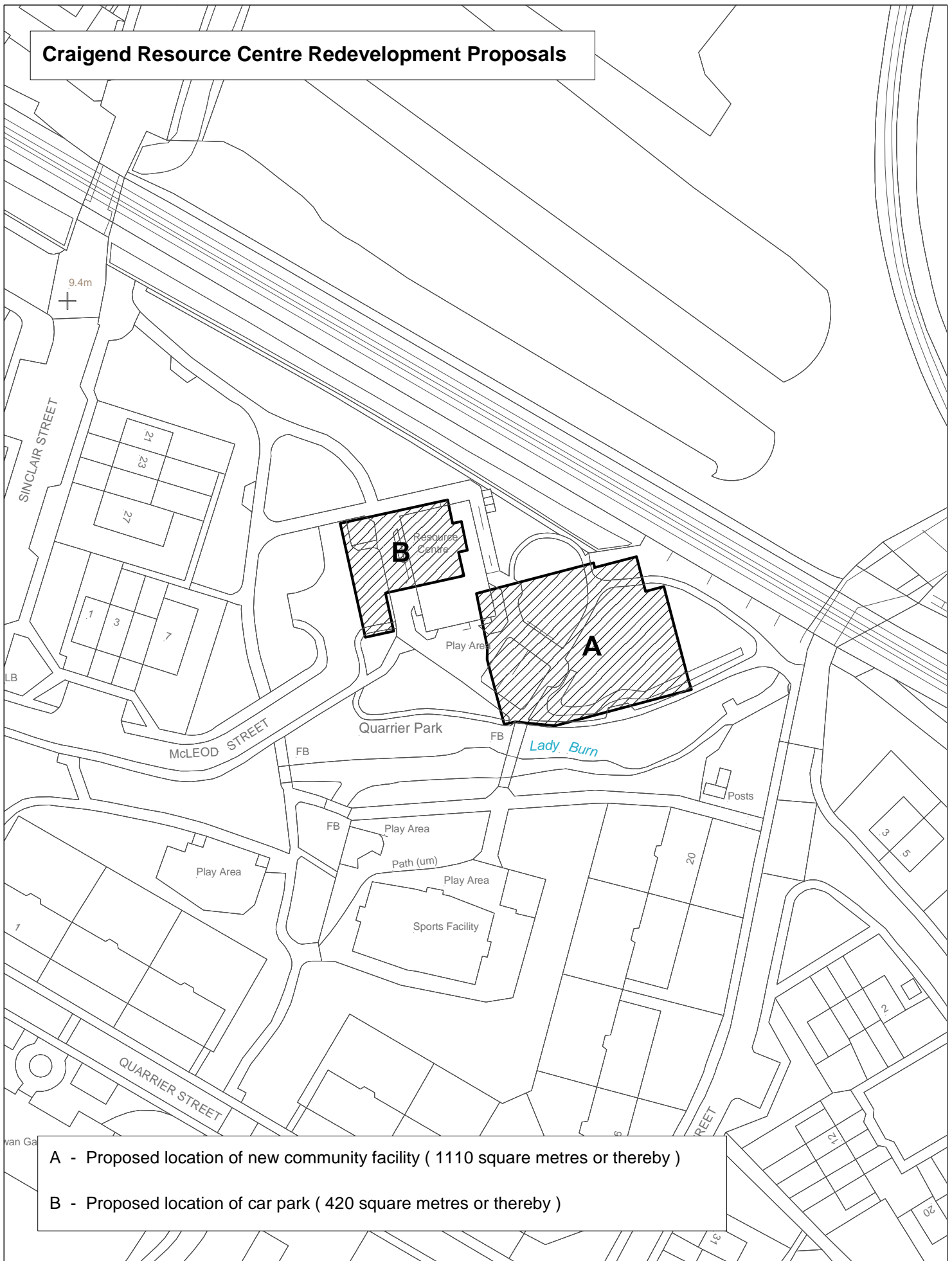
9.1 The Chief Financial Officer has been consulted on the contents of this report.

9.2 The Head of Regeneration & Planning has been consulted on this report.

10.0 BACKGROUND PAPERS

10.1 None.

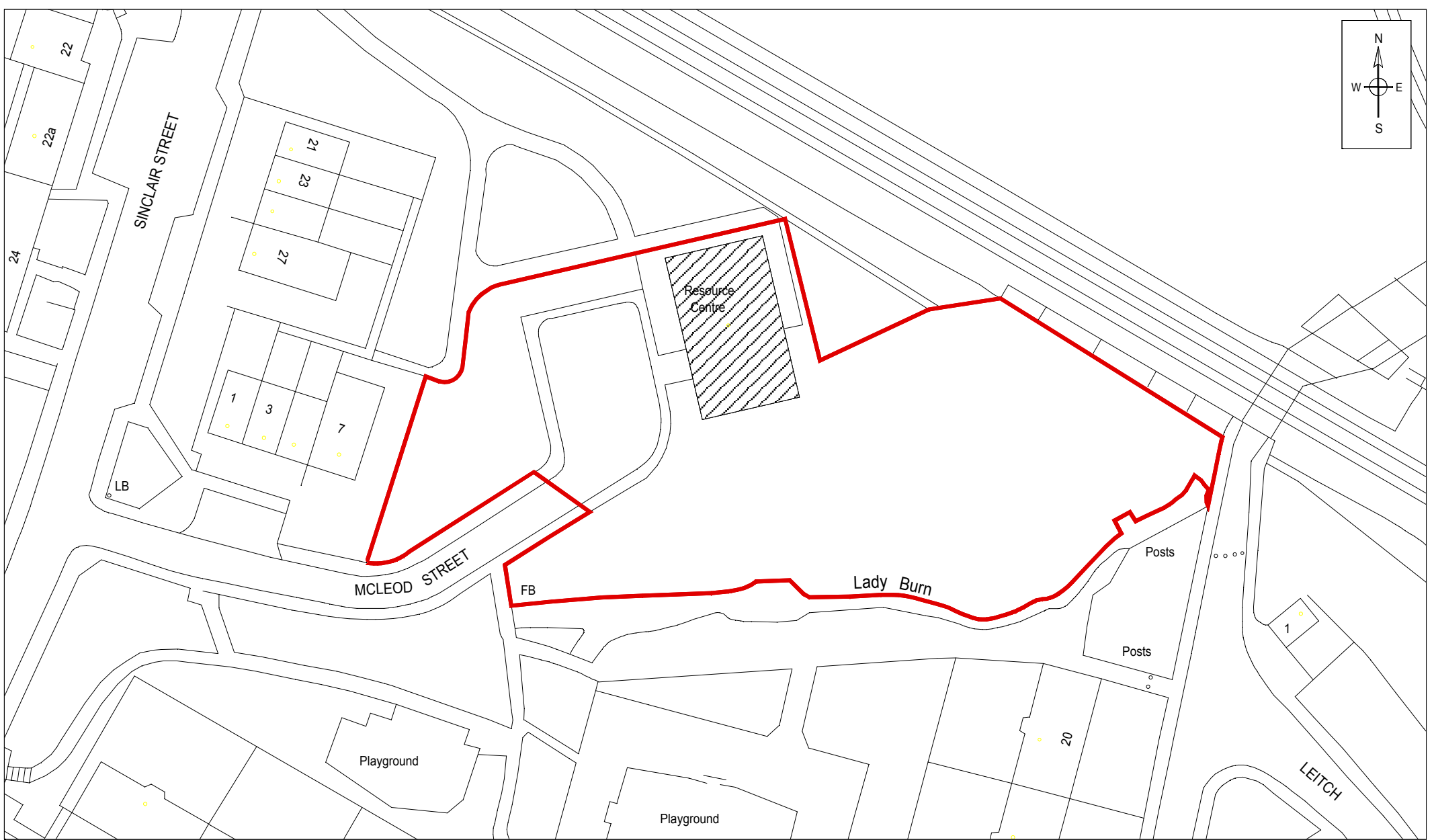
Craigend Resource Centre Redevelopment Proposals



SCALE 1:1000
GMcC OCT 2019

APPENDIX 1





APPENDIX 2

THIS PLAN IS INDICATIVE ONLY.

SCALE: 1:750	DRAWN BY:	
Originating Group:		DATE 01/10/2019
		Drawing No. craignd5

APPENDIX 3

Enquiries to: Audrey Galloway
Telephone: 01475 712102
E-mail: audrey.galloway@inverclyde.gov.uk
Our Ref: AG/AI
Your Ref:
Date: 28 March 2018

Inverclyde
council

Scott Allan BSc., C.Eng., M.I.C.E.
Corporate Director
Environment, Regeneration & Resources

Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Tel: 01475 712102
audrey.galloway@inverclyde.gov.uk

Douglas Westwater
Project Manager
Craigend Resource Centre
McLeod Street
GREENOCK
PA15 2HD

Dear Sir


Transfer of Craigend Resource Centre

I refer to the site of the Craigend Resource Centre (CRC) Greenock more particularly described in the plan included in Annex 1 of this letter (the "Site"). I note your desire to use the Site for the existing Resource Centre and proposed extensions thereto (the "Project"). On behalf of and as authorised by Inverclyde Council, I hereby confirm Inverclyde Council's intention to transfer the Site to Craigend Resource Centre for nil consideration and on terms acceptable to Inverclyde Council for the sole use of the Project subject to the following conditions being purified to the satisfaction of Inverclyde Council on or before 30 September 2018.

1. Appropriate Planning Consent being obtained for the extensions;
2. The Chief Financial Officer of Inverclyde Council being satisfied:
 - (a) with the financial and Business Plans relating to the Project and CRC; and
 - (b) that all relevant approvals and finance have been received from CRC's bank/financial/external funding institutions in relation to the Project and the Business Plan;
3. All the terms of the Disposal of Land by Local Authority (Scotland) Regulations 2010 and any other legislation or regulations with which Inverclyde Council must comply having been satisfied;
4. Confirmation from the Scottish Government's State Aid Unit that the transfer of the Site complies with the European State Aid Rules; and
5. Confirmation from CRC that the terms and extent of the title to the Site are acceptable to CRC.

Inverclyde Council shall be the sole judge in determining whether each of the aforementioned conditions have been purified and may require such evidence as it deems appropriate. In the event that each of the conditions contained in this letter has been purified to the satisfaction of Inverclyde Council, Inverclyde Council shall enter into discussions with CRC to transfer the Site to CRC on terms acceptable to Inverclyde Council. If any of the aforementioned conditions have not been purified or waived by Inverclyde Council by 30 September 2018, Inverclyde Council shall not transfer the Site to CRC.

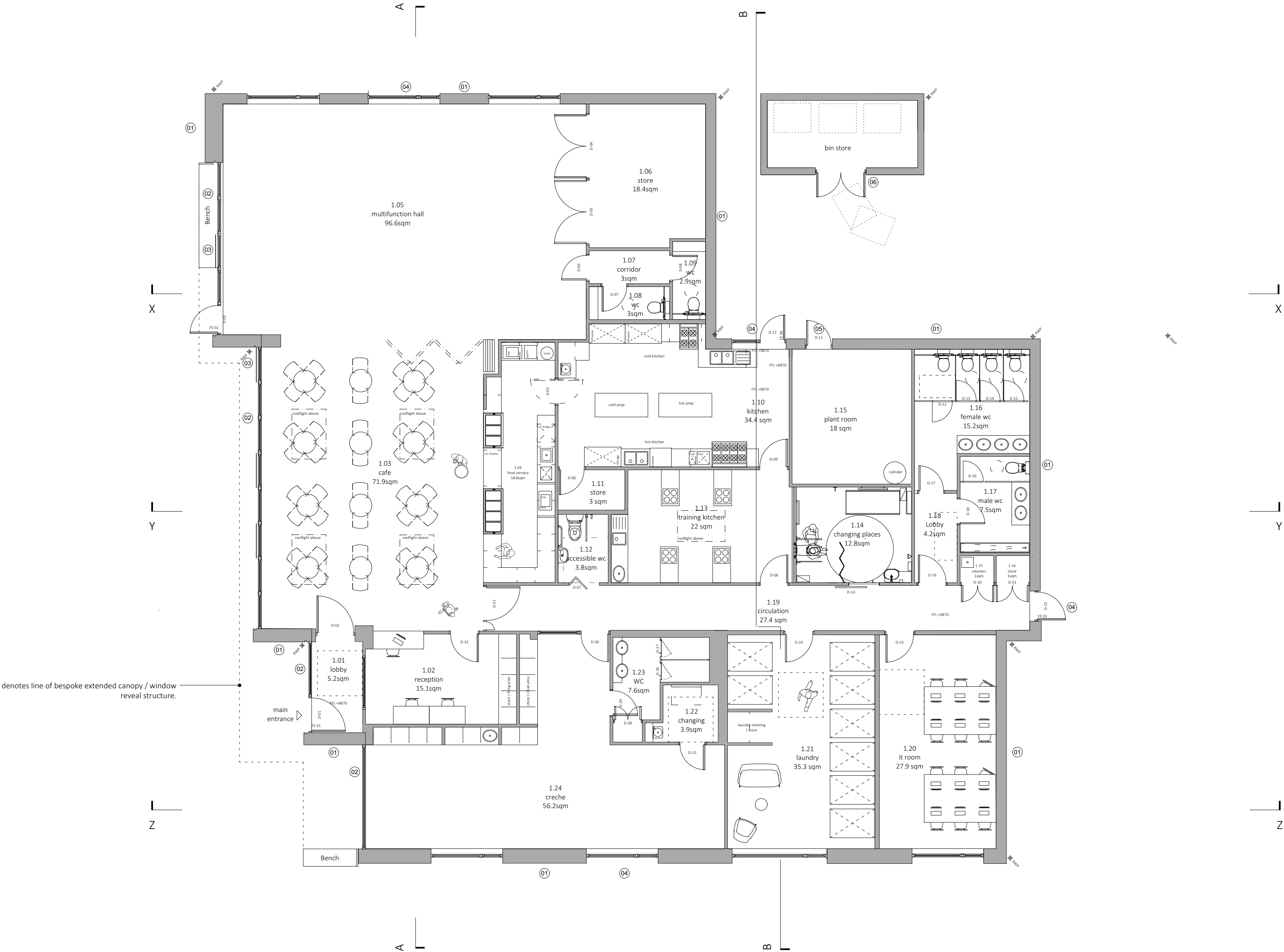
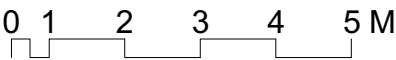
Yours faithfully


Gerard Malone
Head of Legal & Property Services



Ground Floor Plan - as proposed
1:100 @ A2

Total GIFA 534sqm



Rev	Date	Note
-----	------	------

E	25/07/2019	Prepared for Planning
D	12/04/2019	west elevation / aesthetic revised.
C	04/03/19	internal layout revised and building gifa amended
B	14/03/18	landscape indicated, window configuration altered
A	04/03/18	internal layout revised, location of reception revised

INCH Architecture and Design
Tontine, First Floor, 20 Tronagate
Glasgow, G1 5ES
Scotland, UK
+44 0141 552 4910
info@inch-architecture.co.uk
www.inch-architecture.co.uk

Project Description:
**New-build Craigend Resource Centre
Greenock**

Drawing Description:
Floor Plan - as proposed

Job No: 223
Status: **Planning Application**

Drawing No: **AL(1)01**
Drawn By: AS
Checked By: JMCK
Date Created: 09/07/19
Scale: 1:100

Proposal to release land for nil consideration at Craigend Community Centre, Greenock

Summary of the Proposal

Craigend Resource Centre has been operating in Inverclyde since 1995 and was developed with funding provided through the Urban Aid Programme. The centre has a track record of delivering a range of services to the local community. This includes Learning Activity; Social and Recreational Activity; Community Cager/ Salad Bar; Information and Advice; and Laundrette. As part of the future development of the facility, Craigend Resource Centre recognises that there is a requirement to consider the long-term accommodation needs in order to develop, services and allow the organisation to grow and expand.

Craigend Resource Centre has conducted a feasibility study, funded by Inverclyde Council, and community consultation which suggest there is need and scope to develop the facilities provided at the Centre in a number of areas including:

- Opportunity to expand the range of services and activity provided by the Centre in response to local needs, focusing on
 - Older People's Services
 - Support for Young People
 - Health and Wellbeing
 - Learning and Employability
 - Enterprise Activity
 - Community Activity
- Opportunity and need to improve the functioning of the building and expand the range of facilities. This includes proposals to build a new extension and upgrade the existing accommodation, including a new multi-purpose hall, extended crèche, shared courtyard space, refurbishment of the existing building and environmental improvements.
- Opportunity to improve the viability of the centre. Based on the expanded range of activity and accommodation, five year financial plans have been prepared. These demonstrate the ongoing need for the current level of revenue support from the Council, however they also demonstrate an improved income generation position as a result of the expanded café and increased letting income.

The centre will provide a wide range of opportunities for socialising, accessing advice and support services, training and recreational activities to support the development of the local community.

Details of Craigend Resource Centre

Craigend Resource Centre (CRC) has been operating for over 18 years as a community managed and operated facility. The organisation became established in 1995 as a company limited by guarantee (No 158273) and is a registered Scottish Charity (SCO23698). The Memorandum and Articles of Association indicate that the CRC will operate as a membership body that is open to local people living in the lower east area of Greenock and surrounding areas.

The Board of Directors are elected on an annual basis from the membership and currently comprises 6 members. The Board meets on a monthly basis and is responsible for the overall management and direction of the organisation.

The aims of the Charity are:

- The prevention or relief of poverty,
- The advancement of education,
- The advancement of health,
- The advancement of citizenship or community development

The Centre employs a full time Co-coordinator, part time administrator, full time caretaker, part time caretaker and 8 part time catering staff.

Proposal – Land and Market Value

The proposal is to transfer, at nil consideration, two parcels of land which will comprise the footprint of the new Community Centre plus the car park serving the new Centre, to enable CRC to build a new purpose built facility to extend the range of activities which can be accommodated, all in accordance with the detailed feasibility study appended.

The DV has provided a market valuation of the current facility based on its current use as a Community Centre at £103,000.

The community group has raised funding of over £2million pounds for construction of the new facility and this funding together with the justification detailed below is considered to have addressed any concerns relating to a disposal at less than best consideration.

Details of the Current Use of the Asset/Land

The land is currently occupied by the Craigend Resource Centre building, car park, play area and recreational space, with the remainder being unmaintained ground.

Justification of the Proposal

National Policy Context.

The Scottish Government launched the “Promoting Asset Transfer” programme in 2009 to increase levels of awareness and interest within local authorities of using asset transfer as a means of increasing community ownership of assets and together with COSLA they jointly launched a Community Empowerment Action Plan. This described their commitment to community empowerment with community ownership seen as one aspect that can help build capacity to deliver empowerment.

The Disposal of Land by Local Authorities (Scotland) Regulations 2010 came into effect on 1st June 2010 and these regulations removed the previous requirement, in terms of section 74 (2) of the Local Government (Scotland) Act 1973, to seek Scottish Ministers’ consent to dispose of land/property at less than the best value consideration subject to certain conditions.

Local Policy Context.

The proposal is strongly aligned to the Inverclyde Alliance Outcomes Improvement Plan (OIP) 2017/22 and sets out the outcomes that the community planning partners in Inverclyde, known as the Inverclyde Alliance, will seek to improve, which in turn should improve the wellbeing and quality of life of the residents of Inverclyde.

Inverclyde Alliance has identified three strategic priorities that reflects both the needs of our population and the aspirations of our communities, with the overall aim of reducing deprivation and inequalities. The three strategic priorities are:

Re-population

Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Inequalities

There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Environment, Culture and Heritage

Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.

We want to get it right for everyone in Inverclyde, but recognise that there are particular communities that require targeted attention. Those areas which are identified as being subject to multiple deprivation and experiencing the greatest inequalities will receive targeted interventions in regard to housing, health, community safety, environmental improvements and community capacity building etc. We have developed Locality Plans for three areas in Inverclyde which experience the greatest level of inequality and deprivation, using a wide variety of data including the Scottish Index of Multiple Deprivation, to identify those areas. In the plans we set out priorities to improve outcomes for communities that have been developed with communities. The annual report also provides an update of activity within the localities of:

The expansion of the facilities and services provided at Craigend Resource Centre will enable the group to assist in the regeneration of their community and promote social, environmental and economic regeneration including volunteering and increased community cohesion.

The project will also increase income generation for the group enabling it to become more sustainable.

The justification for this proposal may be summarised as follows:

- Assist the regeneration of the community of and promote social, environmental and economic regeneration, including the further development of a community enterprise.
- Encourage the involvement of local people in shaping and regenerating their community, promote local volunteering and increase community cohesion.
- Help to increase the income stream for Craigend Resource Centre.
- Encourage people to develop and innovate where they live.
- Provide opportunities for learning and community capacity building.

Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/126/19
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	Items for Noting		

1.0 PURPOSE

1.1 The purpose of this report is to present items for noting only and the following reports are submitted for the Committee's information:-

- Stopping Up Order – The Stopping Up of Road and Footpaths, Inverclyde (Slaemuir Avenue, Port Glasgow) Order 2019
- Glasgow City Region Annual Performance Report (April 2018 – March 2019)

2.0 RECOMMENDATION

2.1 That the above reports be noted.

Gerard Malone
Head of Legal & Property Services

Report To:	ENVIRONMENT AND REGENERATION COMMITTEE	Date:	31 OCTOBER 2019
Report By:	CORPORATE DIRECTOR ENVIRONMENT, REGENERATION AND RESOURCES	Report No:	LP/119/20
Contact Officer:	JIM KERR	Contact No:	01475 712617
Subject:	STOPPING UP ORDER – THE STOPPING UP OF ROAD AND FOOTPATHS, INVERCLYDE (SLAEMUIR AVENUE, PORT GLASGOW) ORDER 2019		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the use of the emergency powers procedure to promote The Stopping Up of Road and Footpaths, Inverclyde (Slaemuir Avenue, Port Glasgow) Order 2019 and to advise the Committee that, in light of new information and further consultation, it was deemed appropriate to stop up a further, small section of adopted footpath from Slaemuir Avenue to ex adverso 110 Slaemuir Avenue as shown in Appendix 1.

2.0 SUMMARY

- 2.1 The procedure for the stopping up of roads and footpaths in association with a planning permission is set out in Sections 207 and 208 and Schedule 16 of the Town and Country Planning (Scotland) Act 1997, as amended. A Stopping Up Order is made if the planning authority is satisfied that it is necessary to enable the approved development to be carried out. Planning permission was granted on 15 April 2019 for (1) the erection of twenty four houses in four blocks together with associated parking, landscaping and infrastructure at plots 1-33 Slaemuir Avenue, Port Glasgow (planning permission reference 17/0356/IC); and (2) the erection of nine houses over two blocks of terraces/cottage flats, together with associated parking and infrastructure following the proposed demolition of five storey tower blocks (112-130 and 132-150) on Slaemuir Avenue at land situated off Slaemuir Avenue, Port Glasgow (planning permission reference 18/0332/IC).
- 2.2 The contractors are currently constructing phase two of a three phase masterplan regeneration of ninety six new build houses over seven sites, with a five year build programme in total. The programme involves the demolition of ten tower blocks and a complex decant process to keep existing residents within the estate during all construction phases. This Stopping Up Order is a pre-commencement condition of the two planning permissions referred to at paragraph 2.1 above. Development is due to commence in October 2019. The contractor is currently constructing two other sites on the estate at Slaemuir and, for maximum efficiency and economics of build, it is critical that the foundation contractors do not leave site and return at a later date due to the Stopping Up Order not being in place. It is also critical to adhere to the construction programme as any delay will have a knock on effect for residents moving out of the tower blocks and into new build housing to allow for the demolition and commencement of phase three.
- 2.3 The use of emergency powers was sought in September 2019 to enable the process for stopping up the road and the footpaths to begin as soon as possible, in order to avoid delays to the start of the development. The next available Committee meeting at the time of seeking emergency powers was 31 October 2019.

- 2.4 Emergency powers were subsequently granted on 10 September 2019 for the Head of Legal and Property Services to progress a Stopping Up Order. Approval was received from Councillors McCormick, Clocherty and Curley and the Corporate Director Environment, Regeneration and Resources in the absence of the Chief Executive. It should be noted that following the grant of emergency powers, and in light of new information and further consultation, it was deemed appropriate to stop up a further, small section of adopted footpath from Slaemuir Avenue to ex adverso 110 Slaemuir Avenue. This section of footpath is part of an adopted network from Slaemuir Avenue to Sidlaw Avenue. The existing footpath will remain in place so as to give access to the existing houses 106 to 110 Slaemuir Avenue and will be maintained by River Clyde Homes. The adopted footpath link from Slaemuir Avenue to Sidlaw Avenue will be maintained along the edge of the adopted road. The footpath has adopted street lighting which will be moved to the adopted footpath.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes that emergency powers were granted for:

(i) the Head of Legal and Property Services to promote a Stopping Up Order; and

(ii) if after the 28 day period for statutory objections no such objections are made or maintained, delegated authority be granted to the Head of Legal and Property Services to take all necessary action in connection therewith, including confirmation of the Orders.

Following the grant of emergency powers, and in light of new information and consultation, it was deemed appropriate to stop up a further, small section of adopted footpath from Slaemuir Avenue to ex adverso 110 Slaemuir Avenue, Port Glasgow.

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

- 4.1 Local Authorities are empowered to make orders under the Town and Country Planning (Scotland) Act 1997, as amended, and under the Council's Scheme of Administration the Head of Regeneration and Planning is responsible for the grant of planning consent and, if necessary, Stopping Up Orders in implementation of same.
- 4.2 Planning permission was granted on 15 April 2019 for the erection of twenty four houses, four blocks, consisting of sixteen one bed two persons and eight two bed four persons terraced houses and cottage flats together with associated parking, landscaping and infrastructure at plots 1-33 Slaemuir Avenue, Port Glasgow (planning permission reference 17/0356/IC).
- 4.3 Planning permission was also granted on 15 April 2019 for the erection of nine houses over two blocks of terraces/cottage flats, together with associated parking and infrastructure following the proposed demolition of five storey tower blocks (112-130 and 132-150) on Slaemuir Avenue at land situated off Slaemuir Avenue, Port Glasgow (planning permission reference 18/0332/IC).
- 4.4 It is a condition of both of the planning permissions that, prior to the commencement of development, a Stopping Up Order in respect of the section of the existing road to be removed shall be confirmed, resulting in this application for a Stopping Up Order under Sections 207 and 208 of the Town and Country Planning (Scotland) Act 1997.
- 4.5 Following the making of the Stopping Up Order, the procedures require the Order to be advertised in the local press and the Edinburgh Gazette with Notices sent to the landowner and any statutory undertaker who has apparatus in the roads and footpaths which are to be stopped up.
- 4.6 If there is no maintained objection to the Order, authority thereafter needs to be sought from the Committee to confirm any Order before it comes into effect. An Order in respect of which there are any maintained objections has to be confirmed by the Scottish Ministers.

5.0 IMPLICATIONS

5.1 Finance

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					

There are no financial implications arising from this report. The cost of advertising the Stopping Up Order is met by the developer.

5.2 Legal

The Stopping Up Order complies with the Town and Country Planning (Scotland) Act 1997, as amended. The stopping up of the roads and footpaths is required to ensure proper implementation of the planning permissions which have been granted. Failure to complete the statutory process to stop up the roads and footpaths will lead to the planning permissions which have previously been granted not being lawfully implemented.

5.3 Human Resources

There are no HR implications arising from this report.

5.4 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

- (c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

There are no repopulation implications arising from this report.



6.0 CONSULTATIONS

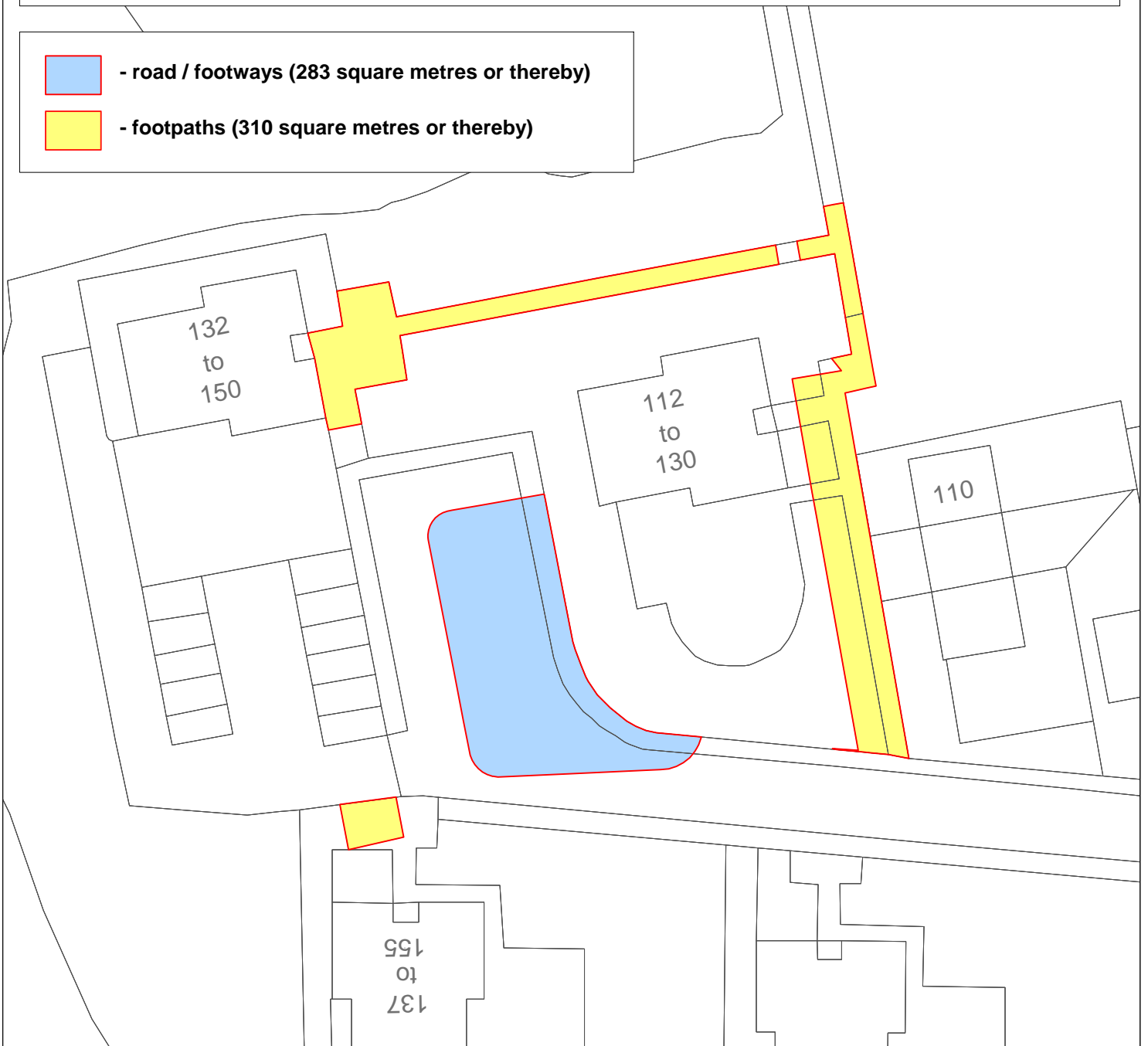
- 6.1 The Council's Legal and Property Services and Roads Service have been consulted during the preparation of this report.

7.0 BACKGROUND PAPERS

- 7.1 Decision Notices - Conditional Planning Permission 17/0356/IC dated 15 April 2019 and Conditional Planning Permission 18/0332/IC dated 15 April 2019.

Town and Country Planning (Scotland) Act 1997
Section 207 and 208
Stopping Up of Road and Footpaths
Inverclyde (Slaemuir Avenue, Port Glasgow) Order 2019

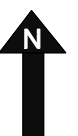
-  - road / footways (283 square metres or thereby)
-  - footpaths (310 square metres or thereby)



At Greenock

This is the plan referred to in the foregoing Order of even date

Proper Officer



Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV051/19/SA
Contact Officer:	Scott Allan	Contact No:	01475 712764
Subject:	Glasgow City Region Annual Performance Report (April 2018 – March 2019)		

1.0 PURPOSE

- 1.1 The purpose of this report is to present to the Committee the fourth annual performance report for the Glasgow City Region City Deal covering the period 1 April 2018 – 31 March 2019. The report is a requirement of the GCR City Deal Assurance Framework and provides a comprehensive overview of the progress of the City Deal Programme. It was approved by the City Deal Cabinet on 8 October 2019.

2.0 SUMMARY

- 2.1 The fourth annual performance report for the Glasgow City Region City Deal covers the period 1 April 2018 – 31 March 2019. The report is a requirement set out within the Assurance Framework with the aim of informing key stakeholders of the overall programme status and to provide an indication of whether it is considered to be on track to successfully navigate the first Gateway in 2019.
- 2.2 The report outlines significant progress across City Deal including infrastructure spend approved of over £150 million. Good momentum continues in the delivery of projects, the three Employability and Skill projects are now completed as are the three Innovation and Business Growth projects. Thousands of people have been supported into work.
- 2.3 It should be noted that highlights for Inverclyde include the approval of a Strategic Business Case for Inchgreen and significant profile given to Greenock Ocean Terminal following approval of the Final Business Case for the Cruise Ship berthing facilities. The Final Business Case for the Terminal Building is the subject of a separate report to this Committee.

3.0 RECOMMENDATIONS

- 3.1 Committee is asked to note the content of the fourth annual performance report for the Glasgow City Region City Deal.

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The fourth annual performance report for the Glasgow City Region City Deal is for the period 1 April 2018 – 31 March 2019. The report is a requirement set out within the Assurance Framework with the aim of informing key stakeholders of the overall programme status and to provide an indication of whether it is considered to be on track to successfully navigate the first gateway in 2019.
- 4.2 To summarise Glasgow City Region City Deal, it is a £1.13 billion infrastructure fund which will deliver 21 projects focusing on improving connectivity and unlocking new sites across the region for commercial, housing and retail development. There are also innovation and employment projects which combined with the infrastructure projects will greatly add to the value of the local economy over the next 20 years.
- 4.3 City Deal is projected over its lifetime to:
- Deliver £2.2 billion in additional GVA per annum (a 4% uplift across the City Region)
 - Support an additional overall increase of around 29,000 jobs in the City Region
 - Create 15,000 construction jobs through the 10-year City Deal construction programme
 - Work with 19,000 unemployed residents and support over 5,500 back into sustained employment
 - Lever in an estimated £3.3 billion of private sector investment to support the delivery of the projects within the infrastructure programme
 - Spread the benefits of economic growth across the Region assuring deprived areas benefit
- 4.4 The document sets out the key milestones achieved since April 2018 including the various business cases which have been approved and projects completed. Significantly through 2018 a Strategic Business Case was approved for Inchgreen within Inverclyde and profile is given in the report to the progress at Greenock Ocean Terminal especially the progression of the floating pontoon for visiting cruise ships. The floating pontoon is currently being constructed in Inchgreen Dry Dock and piling to retain the pontoon is underway adjacent to the key wall at Ocean Terminal. The Final Business Case for the Terminal Building is the subject of a separate report to this Committee.
- 4.5 Expenditure across City Deal to date has exceeded £200 million. Governance of the programme has remained robust with a Joint Committee titled 'Glasgow City Region Cabinet' sitting above a structured decision making process. The project management office which is embedded within Glasgow City Council supports the Cabinet and project manages all of the activities within City Deal across the 8 partner councils.
- 4.6 The report sets the scene and progress for the first gateway review for the Glasgow City Region City Deal. The 2019 review is concerned with evaluation of progress against the original programme. In addition, there is a degree of impact evaluation capacity development and partnership and contextual economic forecasting. Significantly, the City Deal Programme remains on target with the independent evaluation due to be completed by December 2019. This will then be assessed by the UK and Scottish Government partners with a view to releasing the next tranche of £250 million in funding.
- 4.7 The next Gateway review will be in 2024 and thereafter in 2029. Significantly, these later reviews will focus on the economic outcomes and to this end, the City Deal team has been ensuring that we have a strong baseline of economic performance and indicators to measure against in future years. The ultimate success of City Deal will be about delivering on the core objectives of additional GVA and employment as described at the beginning of this report.

5.0 IMPLICATIONS

5.1 Finance

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					

5.2 Legal

N/A.

5.3 Human Resources

N/A.

5.4 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

	YES
✓	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
✓	NO

- (c) Data Protection

Has a Data Protection Impact Assessment been carried out?

✓

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

5.5 Repopulation

N/A.

6.0 CONSULTATIONS

6.1 N/A.

7.0 BACKGROUND PAPERS

7.1 N/A.

2018/19

ANNUAL PERFORMANCE REPORT

Key achievements to date



All projects

selected and funding
allocated



>£31 million

52% of all Tier One contracts
won by local companies



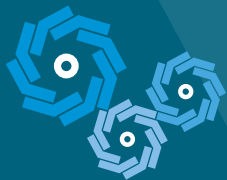
27

high level City Deal Projects:
7 projects and
7 sub projects completed
to date



8,000

young people
supported into
employment
through Youth
Gateway



**Over
£263 million**

infrastructure spend
approved



83

total business
cases approved/
noted by Cabinet
to date

Welcome

The Annual Performance Report for the period ending 31 March 2019 marks four years into Glasgow City Region's City Deal agreement - the first to be established in Scotland and to benefit from funding from both the Scottish and UK Governments. Our City Deal remains one of the largest of the 30 UK City Deals agreed to date.

In the period covered by this report we have continued to make significant progress, strengthening our partnership of eight councils, as well as our structures and governance arrangements. Almost all of the projects are already underway or completed.

Good momentum continues in the delivery and impact of the infrastructure projects and the City Deal investment, coupled with other funding and partnerships, is providing a transformative catalyst for Regional growth.

City Deal funding for improved connectivity and remediation is already unlocking land in key locations for private development. The new Barclays Hub is a prime example. One of the largest inward investments in Glasgow, it has been realised thanks to extensive remediation and development across Glasgow's riverfront. Thousands of new mixed tenure homes are also coming through across the Region on the back of City Deal projects. And our three developing Innovation Districts, which are underpinned by City Deal investment, will be truly transformational. These will set us apart as an emerging City Region of Innovation, driving economic growth, competitive advantage and inward investment.

We can now also report that all six of our Employability, Innovation and Business Growth projects are completed. These have created thousands of new jobs and continue to support local businesses and generate millions in private investment. Evaluation of the three Employability schemes will provide the opportunity for learning to improve further Regional schemes.

To date over £200 million has been spent on the Programme over our four years of operation, with grants from Government of £143 million.

This report predates our first Gateway Review, an important milestone which is set to release the next tranche of funding from the Scottish and UK Governments. Our Gateway Report will be submitted to Government in December of this year.

We have much to look forward to in the next 12 months. A number of further milestones are expected across some larger infrastructure projects, further outcomes are planned and will begin to be delivered in our ambitions for Regional economic growth and we remain confident of a favourable Gateway Review in early 2020.



Susan Aitken

Leader of Glasgow City Council and
Chair of the Glasgow City Region Cabinet



City Deal in numbers



£1.13 billion

Infrastructure programme



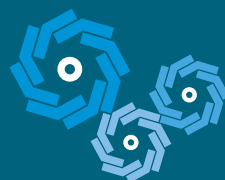
27

projects over three themes



£18.7 million

funding to support
Innovation and Business
Growth



£24.6 million

Skills and Employability
schemes

£3.3 billion
private sector
investment



Supporting
5,500
people back
into work

£2.2 billion
additional GVA per
annum



Work with
19,000
unemployed
residents



Overview

Glasgow City Region is the largest city region in Scotland and one of the largest in the UK. With a population of 1.8 million people, it is a key engine of economic growth for both the Scottish and UK economies, generating 32% of Scotland's Gross Value Added, 33% of Scottish jobs and is home to 29% of all businesses in Scotland. Eight local authorities make up the region: East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire.

Our ground-breaking City Deal, the first in Scotland and one of the largest in the UK, was signed in August 2014 by the Member Authorities with the UK and Scottish Governments.

The partnership, with Glasgow as the lead authority, was the first to benefit from funding from both the UK and Scottish Governments, with £500 million provided from each for infrastructure investment and the local authorities contributing a further £130 million.

The £1.13 billion infrastructure fund will deliver 21 projects focusing on improving connectivity and unlocking new sites across the region for commercial, housing and retail development.

A further three innovation projects have been supported by £18.7 million funding from the Department for Business, Energy and Industrial Strategy (BEIS) and three employment projects are funded to £24.6 million through contributions from the Department for Work and Pensions and the Member Authorities.

Together these City Deal projects will enable a programme of work which will greatly add to the value of the local economy over the next 20 years.

Over its lifetime, it is estimated that the City Deal will:

- Deliver £2.2 billion in additional GVA per annum (a 4% uplift) across the City Region;
- Support an additional overall increase of around 29,000 jobs in the City Region;
- Create 15,000 construction jobs through the ten year City Deal construction programme;
- Work with 19,000 unemployed residents and support over 5,500 back into sustained employment;
- Lever in an estimated £3.3 billion of private sector investment to support the delivery of the projects within the infrastructure programme;
- Spread the benefits of economic growth across the Region, ensuring deprived areas benefit.





B Milestones

APRIL 2018

- > **Gateway Review 1:** Draft Local Evaluation Plan approved
- > **Glasgow City Regional Partnership** formally approved
- > **Internal Audit Plan** 2018/2019
- > **Annual Performance Report** 2016/17
- > **Annual Implementation Plan** 2018/19
- > **Budget** 2018/19
- > **Revised BC** appraisal table approved
- > **CAB** approves plans for improved Travel Interchange at Motherwell
- > **Full Business Cases approved:** CWWEIQ: Central Govan Action Plan (Ph 1 & 2); Canal and North Gateway: FBC 3 Sighthill: Cowlairs Bridge; Port Dundas; 100 Acre Hill; CNG: FBC 4

MAY 2018

- > **Public exhibition** for the Advanced Manufacturing Innovation District Scotland (AMIDS) next to Glasgow Airport (RC).
- > **Work starts** on £3.8 million Greenlaw Business Centre (ERC)
- > **Call for** expressions of interest for City Deal Quay Wall funding
- > **Public Consultation** on design proposals for Byers Road
- > **Ravenscraig Ltd developers** submit new master plan
- > **Partnership agreement** (GCC, GHA & Keepmoat Homes) for 800 new homes at Sighthill

JUNE 2018

- > **Youth Gateway Programme** evaluation completes
- > **Infrastructure grant allocations** 2018/19 approved
- > **Unaudited annual accounts** 2017/18 approved
- > **Internal Audit Annual Report** and draft Governance Statement 2017/18
- > **Meet the Buyer event Scotland:** City Deal exhibit
- > **Secretary of State for Scotland** visit to MediCity
- > **Glenboig Link Road** opens (sub project complete)

JULY 2018

- > **UK Parliament - Scottish Affairs Committee** evidence session
- > **ICE:** UK Research and Innovation Strength in Places Fund application submitted
- > **Ekos complete review of 5 OBC:** MGSDP; CWRR; Newton, East Kilbride and Hamilton CGAs
- > **Economic Intelligence** Working Group established

AUGUST 2018

- > **Four year milestone:** City Deal agreement
- > **TIGERS training facility** for young people launches at Sighthill
- > **Glasgow City Region** Tourism Strategy launch
- > **Second anniversary** of Tontine
- > **Second GCR Infrastructure** Summit
- > **Full Business Cases approved:** Metropolitan Glasgow Strategic Drainage Partnership – Cardowan Water Management Plan (GCC); Hamilton Community Growth Area – Woodhead Primary School Extension (SLC)

SEPTEMBER 2018

- > **Plans released** for new landmark visitor centre at Greenock Ocean Terminal
- > **Quay walls projects** progressed on the Clyde for three third party owners

OCTOBER 2018

- > **Results of public consultation** on Byres Road public realm
- > **In Work Progression Care Homes** recognised by Glasgow Business Awards
- > **Full Business Cases approved** for Greenhills Road/A726 Dual Carriageway (SLC); Metropolitan Glasgow Strategic Drainage Partnership - Hillington/Cardonald Surface Water Management Plan Phase 1 – Moss Heights/Halfway Community Park project (GCC)

NOVEMBER 2018

- > **Start of public consultation** on initial designs for three Avenues projects
- > **Planning consent** for Renfrewshire's CWRR project from Scottish Government
- > **Glasgow's Smart Canals:** start of construction
- > **Planning application** prepared for Sighthill 'street in the sky' bridge

DECEMBER 2018

- > **In Work progression** completes
- > **Annual Performance Report 2017/18** approved by Cabinet
- > **Regional Skills Investment Plan** approved by Cabinet
- > **Full Business Case approved:** Hamilton Community Growth Area FBC2 – Highstonehall Road Improvements (SLC); Newton Community Growth Area FBC3 – Westburn Roundabout (SLC)

JANUARY 2019

- > **Gateway Review:** One Year Out Report
- > **Airport Access project:** Meeting of Ministerial Steering Group
- > **Sauchiehall Street Avenue Phase 1:** Start of construction

FEBRUARY 2019

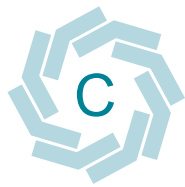
- > **Scottish Government Minister** for Public Finance and Digital Economy visits Tontine
- > **Glasgow City Innovation District** launched
- > **IGAP@Tontine Programme**

MARCH 2019

- > **Audit Reports:** Assurance Provision/ Risk and Issue Management and Mitigating Actions
- > **Evidence session:** Scottish Parliamentary Inquiry
- > **Glasgow Airport Investment Area:** £21 million construction contract approved
- > **Working Matters** completes
- > **Greenhills Road:** main project work starts
- > **In Work Progression:** Gathering

Governance Structures





Governance and Scrutiny

As would be expected of a Programme of its size, scope and ambition, the Glasgow City Region City Deal is underpinned by formal governance arrangements and ongoing scrutiny.

Governance

Governance arrangements for the City Deal were agreed by government, are set out in the Assurance Framework and align to the Programme Business Case. Current structures are shown on page 8.

In 2014, a Joint Committee was established by the Member Authorities, constituted under Section 57 of the Local Government (Scotland) Act 1973. The Joint Committee, known as the Glasgow City Region Cabinet, is made up of the Leaders of the participating authorities. The Cabinet is responsible for decision making in relation to the City Deal and for determining the strategic economic development priorities for Glasgow City Region. Meetings are held every eight weeks and are open to the public, with papers available through the City Deal website.

The Programme Management Office (PMO) acts as a secretariat for the Cabinet and is the central point for appraisal and monitoring of all aspects of City Deal. The Cabinet is supported by a Chief Executives' Group (CEG), which oversees the management of the PMO in its delivery of the operational functions of the Cabinet. The CEG proposes a programme of work and where required provides recommendations.

The CEG is supported by a number of sub-groups, made up of officers from the participating councils. To further the existing collaboration between the eight local authorities, in June 2016 the Leaders agreed that a distributive leadership model based around eight portfolios would drive wider Regional economic growth.

The Programme Liaison Group (PLG), made up of representatives from the UK and Scottish Governments, meets quarterly and is the core mechanism for reviewing and monitoring performance by government, ensuring the City Deal remains on track for delivery and its adherence to the terms set out in the Assurance Framework. The Airport Access Project Ministerial Steering Group, with representation from the Scottish Government, Glasgow City Council, Renfrewshire Council, Transport Scotland, Glasgow Airport and Network Rail, has been established to provide a forum for senior level discussions in relation to the project.

The Programme is underpinned by a series of monitoring status reports on projects and the programme, produced by Member Authorities and the PMO. The PMO provides progress reports to each meeting of the CEG, Cabinet and the PLG. Reports provide a record of progress and are a basis for project scrutiny.

Audit

The Programme is subject to a series of planned audits, externally by Audit Scotland and internally, by Glasgow City Council Internal Audit, appointed by the Cabinet.

An annual plan for audit activity for the year ahead is agreed by Cabinet, with findings, recommendations and progress on follow up actions reported throughout the year.

Summary of Audit Activity April 2018 - March 2019

Date	Activity
April 2018 Cabinet	<p>Internal Audit Plan for 2018/19 approved by Cabinet: Assurance Provision, Risk Mitigation and Review of Risk Management, Programme Budget Monitoring and Control Arrangements, follow-up up previous audit recommendations.</p> <p>Internal Audit 2017/18 assurance report on the review of Programme Management Office governance and operations. A limited level of assurance was placed on the control environment, with scope for improvement in existing arrangements identified and seven recommendations for improvement.</p> <p>Follow-up Audit Report.</p>
May 2018	Audit Support Group met for the first of the twice yearly meetings.
June 2018 Cabinet	<p>Internal Audit Annual Report and draft Annual Governance Statement 2017/18</p> <p>Internal Audit assurance report on the review of compliance with the Assurance Framework in relation to the programme and project governance management arrangements. A reasonable level of assurance was placed on the control environment, with scope for improvement in existing arrangements identified and four recommendations for improvement.</p> <p>Follow-up Audit Report.</p>
November 2018	Audit Support Group met for the second of the twice yearly meetings.
February 2019 Cabinet	<p>Internal Audit assurance reports on Assurance Provision and Risk and Issue Management and Mitigating Actions.</p> <p>In relation to Assurance Provision, the control environment was considered satisfactory, with one recommendation for improvement.</p> <p>A reasonable level of assurance was placed on the control environment for Risk and Issue Management and Mitigating Actions, with four recommendations for improvement.</p> <p>Follow-up Audit Report.</p>



Scottish Parliamentary Inquiry

Following consideration of the Scottish Government's response to its report and a Parliamentary debate held in March 2018, the Local Government and Communities Committee agreed to continue to monitor the progress of City Region Deals. In January 2019, the Committee agreed to hold further evidence sessions to take stock of City Region Deals, with a focus on the economic output being achieved by the longer-established deals. A further session was held in February 2019 with evidence from a number of representatives from the GCR City Deal and another in March 2019 with representatives from other Scottish City Deals.

Scottish Affairs Committee

The UK Parliament Scottish Affairs Committee held a one-off session on City Region Deals in July 2018. The aim of the session was to investigate how the City Region deals work in practice, governance structures and how effectively the different stakeholders co-operate. Representatives from Scottish City Deals, including the GCR Cabinet Chair and from the Scottish and UK Governments gave evidence. The Committee is considering the evidence and will decide whether a formal report of findings and recommendations for the consideration of government is required.



Programme Overview and Status

In the period of the report, the PMO formally assessed 27 business cases (including Augmented Outline Business Cases) and the Programme Review exercise continued. Work to lead on and support these activities required substantial resource from the PMO.

Approval of Business Cases

As noted in the last Annual Performance Report, in late 2017 a new approach to the approval of business cases came into effect. Under the revised approach, all Strategic and Outline Business Cases (SBCs and OBCs) would now be considered/approved by Cabinet, with Cabinet delegating approval of Full Business Cases (FBCs) to the Chief Executives' Group (CEG), provided the PMO

and the CEG are satisfied that the FBC does not represent a substantial change from the approved OBC. This change constituted an amendment to the Assurance Framework and as such was approved by Cabinet and by both governments, becoming effective from 1 November 2017. Details of Business Cases (excluding Augmented BCs) approved in the period are shown in the table below.

Business cases approved April 2018 – 31 March 2019

Member Authority	Main Project	Sub Project	Business Case	Cabinet Approval Date
Infrastructure				
Glasgow	Canal and North Gateway	Sighthill: Cowlares, Port Dundas	FBC	10 April 2018
	Canal and North Gateway	FBC 4: NGIWMS	FBC	10 April 2018
	Clyde Waterfront and West End Innovation Quarter	CGAP: Govan Public Realm	FBC	10 April 2018
	MGSDP	Cardowan SWMP	FBC	14 August 2018
	MGSDP	Hillington/Cardonald SWMP Phase 1	FBC	9 October 2018
	City Centre Enabling Structure Public Realm	ISL	FBC	10 April 2018
Inverclyde	Inchgreen		SBC	12 February 2019
North Lanarkshire	Pan Lanarkshire Orbital Transport Corridor	Motherwell Town Centre Interchange	OBC	10 April 2018
South Lanarkshire	Greenhills Road/A 726 Dual Carriageway		FBC	9 October 2018
	Community Growth Areas - Newton	Westburn Roundabout	FBC	11 December 2018
	Community Growth Areas - Hamilton	Woodhead Primary School Extension	FBC	14 August 2018
	Community Growth Areas - Hamilton	Highstonehall Road Upgrade Works	FBC	11 December 2018

Programme Review

Work has continued to progress on the Programme Review. The review is not intended to change investment decisions which have already been taken, but to ensure that the programme is fit for purpose as it moves into the delivery phase. The review is made up of three work streams:

Compliance with HM Treasury Green Book

Following agreement with the UK and Scottish Governments, work has been progressing to independently review all project Outline Business Cases (OBCs) to identify areas where augmentation may be required to ensure full compliance with the latest version of HM Treasury Green Book. Based on the findings, OBCs will be updated by Member Authorities and then reviewed by the PMO, with details of changes made to previously approved business cases recorded and presented to future Cabinet meeting for consideration/approval.

To date, 28 Augmented OBCs have been approved by Cabinet.

The exercise also identified required changes to the Assurance Framework, with a review of this now underway and a revised Business Case appraisal template agreed by the CEG in April 2018.

The programme of Business Case training for PMO and Member Authority staff to support this process and assist with capacity building has now been completed.

Inclusive Growth

Cabinet is determined that inclusive growth is placed at the heart of our City Deal and formally requested the support of the Commission on Economic Growth in three areas:

- **Developing an Approach to Measuring and Maximising Inclusive Growth in the Delivery of Individual Projects:**
The Commission has developed a model approach to how specific projects could be evaluated in relation to inclusive growth, based upon the Glasgow Canal and North City Deal Infrastructure project. Learning from this has been shared with the Scottish Government and other City Deal projects.

- **Articulating the Glasgow City Region City Deal contribution towards Inclusive Growth:** Building on the Scottish Government's inclusive growth diagnostic tool, the experience and expertise of the Commission is well placed to work with the PMO, the emerging Intelligence Hub and the Cabinet to provide an assessment of the extent to which the City Deal projects could, as currently articulated, make a contribution towards inclusive growth.
- **Providing advice on the support required from partners to achieve Inclusive Growth:** City Deal infrastructure projects do not exist in isolation. Their impact on inclusive growth will, in many instances, rely upon the public services that are put in place around them. The Commission can play a key role in helping to identify / provide advice on actions required from partners to maximise Inclusive Growth impact. Central to this will be to identify what Inclusive Growth means in a Glasgow City Region context.

Programme Prioritisation Framework

Scoping work was reported in the last report in relation to a Complementary Funding process to allow the City Deal Infrastructure Fund to be flexible and enable the reinvestment of funding which may become available through project underspend or unexpected factors affecting delivery or indeed potentially through alternative funding streams.

Stakeholder engagement has now been completed and following consideration of principles set out within the Assurance Framework and the greater focus on Inclusive Growth since the City Deal was signed, a Programme Prioritisation Framework has been created. This will sit within the revised Assurance Framework and sets out the qualitative and quantitative criteria against which Expressions of Interest for proposed new Projects will be assessed and prioritised. This detailed process is anticipated to be brought forward later in 2019.



Infrastructure

A fund of £1.13 billion will support twenty-one infrastructure projects across the region for roads, bridges, improved transport infrastructure, quay walls, remediation, construction and public realm works, assisting further retail, commercial and housing developments. The UK and Scottish Governments will each provide £500 million in grant funding and the local authorities will borrow a further £130 million.

Value:

£1.13 billion



Progress at 31 March 2019:

£157.2 million

spend to date

27 business cases

reviewed and in the period

9 full business cases

approved in the period

- Canal and North Gateway - Sighthill: Cowlares, Port Dundas
- Canal and North Gateway – NGIWMS
- Clyde Waterfront and West End Innovation Quarter - CGAP: Govan Public Realm
- MGSDP - Cardowan SWMP
- MGSDP - Hillington/Cardonald SWMP Phase 1
- Greenhills Road/A726 Dual Carriageway
- Community Growth Areas - Newton - Westburn Roundabout
- Community Growth Areas – Hamilton - Woodhead Primary School Extension
- Community Growth Areas – Hamilton - Highstonehall Road Upgrade Works

8 projects/sub projects

completed to date

- Cathkin Relief Road
- Calton Barras Action Plan Phase 1
- Crossmill Business Park
- Greenlaw Business Centre
- Sighthill Remediation Contract 1
- Newton Park and Ride
- Newton Park Primary School
- Glenboig Link Road.

£53.9 million

expenditure against grant funding of £30 million



Infrastructure

In the period of the report, substantial progress continued to be made to projects and sub projects underway.

At **Sighthill** in Glasgow, City Deal investment will re-connect an area equivalent in size to 60 football pitches to the near-by city centre and open up the north of the city for growth. Following extensive remediation, work underway in the last reporting period has included earthworks to create platforms for new housing, utilities, public realm and road infrastructure and the development of a new city parkland and visitor destination which is set to open this year. In April 2018, Glasgow City Council signed a partnership agreement with GHA and private developer Keepmoat Homes for a mix of 800 private and mid-market rental homes on site. News of the planning application for the new iconic, pedestrian and cycle bridge over the M8 motorway followed later in the year.

In November 2018, construction started on Europe's first ever **Smart Canal**, an innovative £17 million project delivered via a partnership of Glasgow City Council, Scottish Canals and Scottish Water. Flood risk is being mitigated using 21st Century technology with a 250 year

old heritage asset, creating extra capacity equivalent to 22 Olympic swimming pools, enabling massive regeneration in an area previously unfit for development, unlocking 110 hectares and paving the way for more than 3,000 new homes.

In May 2018, work started on **Greenlaw Business Centre** in East Renfrewshire to deliver modern office accommodation in up to 38 small suites, providing support for local small businesses. In September 2018, plans were revealed for a landmark building on the banks of the Clyde at Greenock to welcome cruise ship passengers at Inverclyde's **Greenock Ocean Terminal**. The project is set to provide a new berthing facility, state of the art visitor centre, gallery and restaurant to boost cruise ship passengers welcomed to Scotland through the facility operated by Peel Ports. It is estimated that over 150,000 passengers could pass through Greenock Ocean Terminal delivering £26 million in annual visitor and crew spend to the Scottish economy.



Europe's first ever Smart Canal in Glasgow.



Artist's impression of Ocean Terminal in Greenock.

In November 2018, planning permission was granted by the Scottish Government for the **Clyde Waterfront and Renfrew Riverside project** which will see construction of the first opening road bridge over the River Clyde, linking Renfrew and Yoker. This project is expected to create more than 2,300 jobs and inject £867 million into the regional economy.

In March 2019, a £21 million construction contract for the **Glasgow Airport Investment Area** was approved to create the connections underpinning a major new innovation district being developed in Renfrewshire. The project will see new roads, bridges, cycle-ways and footpaths being built to connect into a site at the centre of the emerging Advanced Manufacturing Innovation District Scotland on a 52-hectare core site next to Glasgow Airport, which is already confirmed as the location for the National Manufacturing Institute Scotland (NMIS) and the Medicines Manufacturing Innovation Centre.

Revised plans for the **Ravenscraig Infrastructure Access (RIA)** project were approved in March 2019 by the Chief Executives' Group for issue to April Cabinet. The removal of the Ravenscraig TIF had a major impact on North Lanarkshire Council's ability to deliver the essential infrastructure to unlock and redevelop Ravenscraig - one of Europe's largest brownfield regeneration sites. The modified programme retains the three key projects but reduces the number of sub-projects from twelve to six.

An updated masterplan was also later brought forward by Ravenscraig Ltd, with plans included for 3,000 new homes, extensive office, industrial and retail space and a new seven hectare town park.

Progress continued on **Glasgow's £115 million Avenues project** which will see streetscape improvements made to the city centre public realm, with the establishment of principal Avenues throughout the city centre to form an integrated network of continuous pedestrian and cycle priority routes, making the city more attractive, people-friendly and economically competitive.

Work also continued to address issues arising from the independent audit report by Jacobs in relation to the **Airport Access Project**, with a report of recommendations and updated timelines planned for April 2019 Cabinet.

Twelve business cases were reviewed and formally approved in the reporting period, including nine Full Business Cases.

In 2018/19, Member Authorities spent a total of £53.9 million on infrastructure projects, with grant funding provided of £30 million, resulting in spend to date of £157.2 million and cumulative grant funding of £120 million.

Case Study: City Deal funding enabling bright future for manufacturing in Renfrewshire

Renfrewshire has a proud manufacturing heritage, rich in creativity and innovation, from weaving shawls to building ships, spitfire engines and even powering power stations.

Artist impression of Netherton Campus at heart of Advanced Manufacturing Innovation District Scotland.



Today, the region is home to engineering experts Rolls Royce; Scottish Leather Group – the largest leather manufacturer in the UK; leading life scientists Thermo Fisher Scientific, and more than 20% of all Scotch whisky is bottled by Diageo at Braehead.

In fact, there's no fewer than 9,000 people employed in manufacturing in Renfrewshire, accounting for almost one-quarter of the area's £2.82 billion GVA.

Manufacturing is at the heart of ambitious plans to grow the Renfrewshire economy further through development of the Advanced Manufacturing Innovation District Scotland.

The district, the only one of its kind in Scotland, is being developed by Renfrewshire Council and Scottish Enterprise, supported by Scottish Government, to attract national and international manufacturing investment.

Its location boasts unrivalled connectivity, next to Glasgow Airport and six miles west of Glasgow city centre, at the centre of Scotland's largest labour catchment

At the heart of the district is Netherton Campus, a 52-hectare site being transformed from unused land into a hub for manufacturing innovation and research.

Funding from the Glasgow City Region City Deal has been the catalyst for this development through the Glasgow Airport Investment Area project. The £39.1 million project is creating the connections to Netherton Campus, including new roads, two bridges and improved cycling and walking routes.

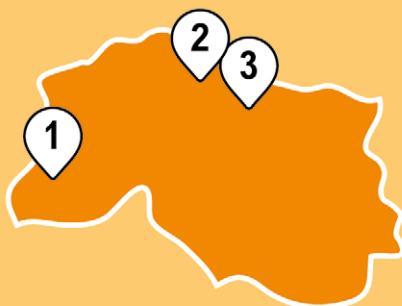
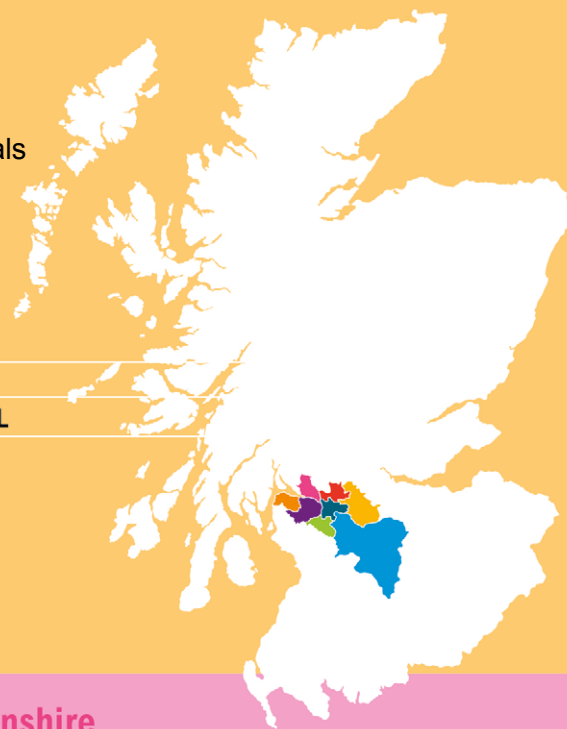
Economic assessments indicate this site, fully developed, has the potential to generate up to 6,000 jobs and achieve a net increase in GVA of up to £535 million per annum.

Its potential is already being realised with confirmation it is the location for the National Manufacturing Institute Scotland and the UK's Medicines Manufacturing Innovation Centre.

Construction starts on the Glasgow Airport Investment Area project in summer 2019 and is scheduled for completion in early 2021.

Infrastructure Projects

There are 21 Infrastructure projects, some of which are made up of sub projects. High level projects are shown in bold capitals (as Glasgow has >60 sub projects – only high level projects are shown). Numbers in the maps indicate project/sub project locations. Note: the £30 million SPT regional transport infrastructure project is not included below.



Inverclyde

- 1 INVERKIP
- 2 OCEAN TERMINAL
- 3 INCHGREEN



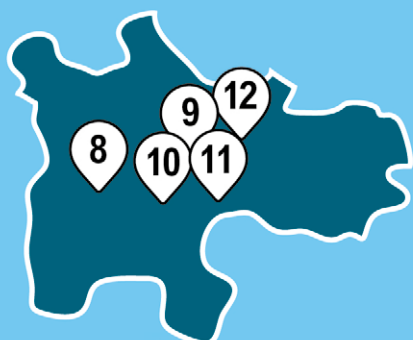
West Dunbartonshire

- 4 EXXON SITE DEVELOPMENT PROJECT



Renfrewshire

- 5 REGIONAL AIRPORT ACCESS PROJECT
- 6 GLASGOW AIRPORT INVESTMENT AREA (GAIA)
- 7 CLYDE WATERFRONT AND RENFREW RIVERSIDE (CWRR)



Glasgow

- 8 CLYDE WATERFRONT WEST END INNOVATION QUARTER (30 sub projects)
- 9 CANAL AND NORTH GATEWAY (14 sub projects)
- 10 CITY CENTRE ENABLING STRUCTURE PUBLIC REALM (17 sub projects)
- 11 COLLEGELANDS CALTON BARRAS (6 sub projects)
- 12 MGSDP (7 sub projects)

North Lanarkshire

13 GARTCOSH/GLENBOIG COMMUNITY GROWTH AREA

13a Glenboig Link Road (including nature reserve)

14 A8/M8 TRANSPORT CORRIDOR

14a Orchard Farm Roundabout

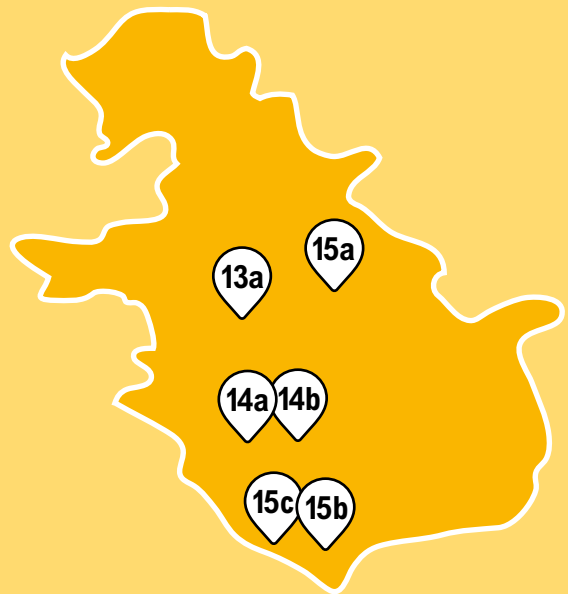
14b Eurocentral Park and Ride/Share

15 PAN LANARKSHIRE ORBITAL TRANSPORT CORRIDOR

15a East Airdrie Link Road

15b Motherwell Town Centre Infrastructure (Muir Street and Park and Ride/active travel)

15c Ravenscraig Infrastructure



South Lanarkshire

16 COMMUNITY GROWTH AREAS

16a Community Growth Area: Newton

16b Community Growth Area: East Kilbride

16c Community Growth Area: Hamilton

16d Community Growth Area: Larkhall

17 CATHKIN RELIEF ROAD

18 STEWARTFIELD WAY TRANSPORT CAPACITY

19 GREENHILLS ROAD A726 DUAL CARRIAGEWAY



East Renfrewshire

20 M77 STRATEGIC CORRIDOR

20a Lavern Works

20b New Railway Station: Barrhead

20c Balgraystone Road Upgrade

20d Country Park Visitor Centre

20e East Renfrewshire Business Boost

20f Aurs Rd Realignment

20g Lavern Valley Link



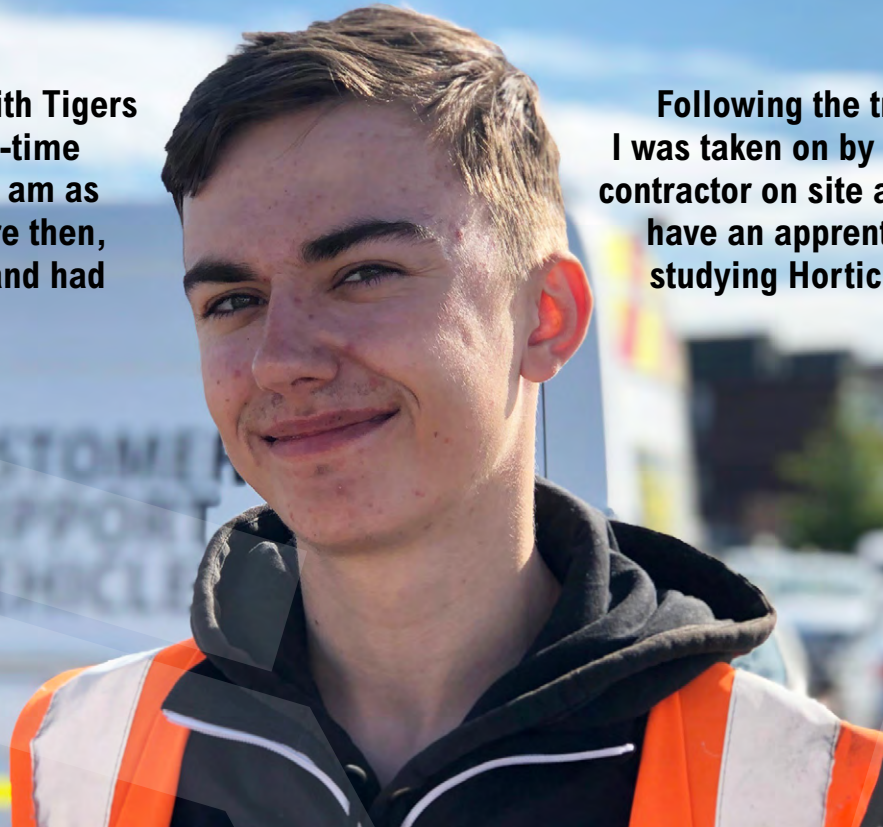
Case Study: Community Benefits at GCC Canal and North Contract 2

As part of community benefits being delivered under Glasgow City Council's Sighthill TRA Contract 2 the main contractor Morgan Sindall and Tigers have created a unique training opportunity for young people based on the Sighthill City Deal project site.

Scott Follis

“The opportunity with Tigers changed my life big-time and impacted who I am as an individual. Before then, I was unemployed and had lost confidence.

Following the training, I was taken on by another contractor on site and now have an apprenticeship studying Horticulture.”



The contract being delivered by Morgan Sindall, involves new roads and utility networks, and substantial public realm, including new parklands in the 50 hectare site.

As part of the contract community benefits, a dedicated area of land was set aside within the site boundary for a training facility and working in partnership with TIGERS (Training Generating Effective Results Scotland) a group of 15 young people (aged 16 – 24 years and not in education, employment or training) was given the opportunity to complete a 26 week training course within a live site environment.

Training in construction related skills included laying modular paving, setting out kerbs, placing / finishing concrete, health and safety and first aid, with other modules in social,

nutritional and physical wellbeing.

All trainees also attended a work placement with sub contractors working on the contract, with the aim that an offer of employment would follow. Of the group of 15, 13 went on to successfully secure employment or apprenticeships, with one taken on by Morgan Sindall as a construction apprentice.

The innovative on-site training facility is a first for Scotland and a unique and innovative way to introduce young people into the construction industry. The first course was seen as a great success and has paved the way for further similar initiatives in development with other contractors on site, with the next phase focused on NEETS and ex-service personnel.

Case Study: Engagement around the Avenues programme

The £115 million Glasgow city centre Avenues project is a game-changer. Not only is it the biggest active travel project in the UK, but it will play a key role in ensuring that the city centre population rises over the next decade or so and maintaining the city's position as the biggest retail destination in the UK outside of London.



Brian Fulton

The Avenues will make the city centre an even more attractive place for people to live, work, study, shop, go out, do business, or invest in, bringing environmental and economic benefit to Glasgow.

A key part of making sure that the Avenues are designed and delivered in a way that meets the needs of all the people and organisations who use them is the engagement programme that Glasgow City Council and its consultants have been working on. The Sauchiehall Avenue has its origins in an extensive consultation process with local residents, businesses and organisations, who when looking with officers and consultants on how to best regenerate the Garnethill and Sauchiehall District, identified the Avenue as a crucial part of doing this.

With Sauchiehall Avenue, the pilot project for the wider Avenues programme, this deep

level of consultation - whether through online surveys, on-street consultation, or public and stakeholder meetings - has been repeated for different parts of the programme, with similar exercises taking place last year for different parts of the city.

Brian Fulton, Chair of the Sauchiehall Street Business Improvement District, said: "It was refreshing to see how the council handled the initial engagement process before the start of the Avenues project. I don't think anyone knows better what is required from a public space, than those who live and work in that area. So for the council to employ consultants to engage with the local community to understand what they wanted from the Avenue was a wise move."

Case Study: Communities benefit from City Deal Business Centre

A range of community benefits were secured by East Renfrewshire Council as part of the construction of Greenlaw Business Centre in Newton Mearns, a City Region City Deal funded project. The facility will help meet a growing demand for flexible business space in the area, creating jobs and supporting small businesses growth.

Students attending a pre-apprenticeship course at Clyde College funded as a community benefit of the project visit Greenlaw Business Centre during construction.



Four jobs, two apprenticeships, work experience placements and learning opportunities for schools are just some of the benefits gained for the local community from contractor Morrison Construction Central Scotland, headquartered in Glasgow.

East Renfrewshire Council is also working in partnership with Morrison Construction and Clyde College to support two fully funded construction pre-apprenticeship courses. Students from Clyde College visited the Greenlaw Business Centre site during construction and learned about the range of careers available in the construction industry, including former Williamwood High pupil Sam Paterson, 16. He said: "It gives you new opportunities and there is a chance to get an

apprenticeship or a job at the end of it – that's the main thing I'm looking forward to. I'd like to get a job in the construction industry."

Morrison Construction Community Skills Manager Caitlin Quinn, said: "At Morrison Construction, we are committed to giving back to the community through our progressive social value programme. During construction, this programme benefitted the community by supporting jobs, apprenticeships, work experience placements and building relationships with local schools ensuring the project had a positive local impact. In addition to our college partnership, we engaged with schools through our Incredible Innovations competition and contracted social enterprise YES to build planters for project."



F Skills and Employment

Over its lifetime the City Deal is set to create 29,000 new jobs across the region, in addition to 15,000 temporary jobs during the construction period and will support 5,500 unemployed people back into work. Regional employment challenges are being supported through three new labour market projects - providing targeted support to 16-24 year olds; to vulnerable residents; and through a pilot labour market project in the Care sector. All three labour market projects are now complete.

IN WORK PROGRESSION: A pilot labour market progression project in the Care sector to support the training and development of staff and sector resilience.

Value:
£600,000



Status: Project complete.

Progress at 31 March 2019:

20 care sector businesses
engaged with

573 individual staff
benefited from 1400 training places.

WORKING MATTERS: A new employment scheme for people in receipt of health related benefits, targeted to work with 4,000 people, assisting at least 600 into sustained work.

Value:
£9 million



Status: Project complete.

Progress at 31 March 2019:

3,385 clients engaged
105% of target

460 new jobs
95% of target to date.

YOUTH GATEWAY: An integrated regional employment programme for young people (Aged 16-24), targeted to help 5,000 into sustained work.

Original Value:
£15 million/Member Authorities
invested £31.8 million



Status: Project complete.

Progress at 31 March 2018:

All targets exceeded

18,644 engaged
124% of target

8,085 into employment
161% of target.

Working Matters

Working Matters has already helped thousands of Glasgow City Region residents in receipt of health related benefits to begin the journey into long-term employment.

Working Matters began in August 2015 as a three year pilot, funded equally by the Glasgow City Region partners and the Department for Work and Pensions (DWP). In October 2017, the DWP agreed to reduce the target for client engagements to 80% in order to address performance issues that had arisen as a result of the low number of client referrals to the project.

Both the DWP and partners also agreed that ongoing support to existing clients would be extended by one year.

On its conclusion at the end of March 2019, the project had achieved 105% of the revised engagement target with 3,385 successful engagements against a target of 3,217. In terms of job outcomes, the project achieved 95% of target, at 460 jobs, with significant other additional outcomes achieved. Details for each Member Authority are shown below.

Working Matters 24 August 2015 - 31 March 2019

Member Authority	Engagement			Secured Employment		
	Target	Actual	Percentage Achieved	Target	Actual	Percentage Achieved
East Dunbartonshire	82	106	130%	12	13	108%
East Renfrewshire	61	80	130%	9	13	144%
Glasgow	1,550	1,642	106%	232	176	76%
Inverclyde	174	222	127%	26	33	127%
North Lanarkshire	372	400	108%	56	95	170%
Renfrewshire	363	385	106%	54	65	120%
South Lanarkshire	423	406	96%	65	50	77%
West Dunbartonshire *	192	146	76%	29	15	52%
Total	3,217	3,385	105%	483	460	95%

* WDC focussed their WM activity on providing intensive support for clients at the early stage of the employability pathway. As clients progressed, WDC moved them onto their European funded 'employability pipeline' and job outcomes secured were reported against this programme.



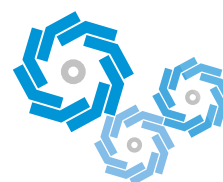
105%

of revised engagement
target achieved



3,385

Successful engagements
against a target of 3,217



460

jobs gained with significant
additional outcomes
achieved

Case Study: Working Matters

The Working Matters pilot provided an intensive, integrated package of employability support and helped thousands of Glasgow City Region residents to begin the journey into sustainable employment.



Stephen Gibson

“I am now in stable employment, performing a role that I really enjoy. Having this job gives me stability which is important as it lets me plan ahead for my future. The type of support I received from Working Matters was exactly what I needed and it’s made a huge difference to my life.”

Those on the programme worked with a personal adviser to discuss in confidence any barriers to working and explore support activities tailored to individual needs - including health-specific services combined with employability support, such as assistance with job applications, interviews, training, I.T. skills and work experience. Guidance on areas such as housing, budgeting, confidence building and personal development was also available.

Stephen Gibson had been out of work for a number of years after completing college, with a lack of confidence the main barrier to him progressing into employment.

Stephen said; “After leaving education, I didn’t really have a goal and I was unsure about

which direction to take. My lack of confidence really held me back and affected my work prospects. The specialist support I received from my Working Matters adviser was amazing. We discussed the type of employment I was interested in and together we worked on ways to build my confidence so that I felt comfortable about exploring job opportunities.”

After his confidence levels were increased enough for him to take on a temporary opportunity with Jobs & Business Glasgow, a permanent post as an Admin Officer became available and Stephen was successful at interview, securing the post.

In Work Progression

The In Work Progression pilot tested a business development approach to supporting the progression of employees in the care sector. The aim is to test if this integrated approach improves people's chances of progressing out of in-work poverty through increasing their skills and earning potential.

The pilot is an example of Inclusive Growth in practice with interventions benefiting the company as well as individuals. Funded by the partners with match funding from the Department for Work and Pensions, the pilot began in 1 April 2016 and concluded in December 2018. Ongoing evaluation has allowed the pilot to respond to issues and learning from its implementation.

In August 2017, the approach to funding employee training was adjusted following feedback from businesses struggling with training costs and the pilot was extended to

December 2018 to ensure that participating businesses receive the level of support necessary to implement their action plans.

Performance figures from the end of March 2019, show the pilot delivered positive impacts and learning, with the revised target for engagement achieved and the number of interventions substantially above target. A summary is set out in the table below.

The final evaluation report is due in summer 2019 and will include a cost benefit analysis of the overall impacts

In Work Progression - 1 August 2016 to 31 December 2018

Action	Number Achieved	Target Number	Percentage Target Achieved
Employers engaged	20	20	100%
Employer support/intervention	125	40	313%
Staff engaged	573	400	143%
Staff with skills/earning potential developed	573	250	229%
Staff with positive steps to financial independence	80	300	27%

Youth Gateway

Youth Gateway provided an integrated employment service, using existing and planned investment in skills, training and employment support for unemployed young people.

The project concluded at the end of March 2018, with all targets substantially exceeded. In total, 18,644 young people were engaged, 124% of target and 8,085 gained sustained employment, representing 161% of target.

Member Authorities invested over £31 million compared to the original £15 million, an increase of over 100%. Evaluation of the project will assist in the development of a regional offer for young people.

Member Authority	Youth Gateway Target (3 years)			Final Performance (March 2018)		
	Target: number engaged	Target: number progressed into employment	Estimate Spend	Achieved: number engaged	Achieved: number progressed into employment	Spend
East Dunbartonshire	360	120	£360,000	375	193	£627,896
East Renfrewshire	300	100	£300,000	302	100	£330,871
Glasgow	6,300	2,100	£6,300,000	6,147	2,514	£14,719,590
Inverclyde	900	300	£900,000	1,121	366	£1,507,570
North Lanarkshire	2,400	800	£2,400,000	4,292	1,821	£5,914,459
Renfrewshire	1,560	520	£1,560,000	1,703	745	£2,928,084
South Lanarkshire	2,400	800	£2,400,000	3,342	1,631	£4,070,711
West Dunbartonshire	780	260	£780,000	1,362	715	£1,686,376
Total	15,000	5,000	£15,000,000	18,644	8,085	£31,785,557



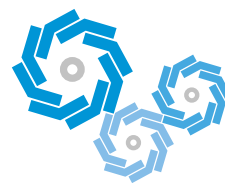
18,644

Young people were engaged in the project



8,085

Gained sustained employment 161% of target



£31.8 million

Member Authorities invested, compared to the original £15 million

Case Study: CodeClan at Tontine

CodeClan first opened in Edinburgh in 2015, with the objective of offering a solution to Scotland's digital skills shortage - through providing a continuous flow of job-ready developers via its intensive 16-week software development course.



In order to replicate its successful operation in Glasgow, in January 2017, CodeClan set up in Tontine which provided the flexible space it required and the ability to immediately kick off its software development courses from the heart of the Merchant City.

A high number of students enrolled on the programme have gone on to successfully gain employment, with 70% of those actively looking for jobs from the most recent graduating class secure work within just four weeks. Positions are spread across Scotland's commercial and public sectors in roles as diverse as Software Developers, Analysts and Testers.

Melinda Matthews Clarkson, CEO, CodeClan

"Tontine allowed us to get a foothold in Glasgow. The city's tech scene has been on a well charted upward trajectory in recent times. So Glasgow is the right place for us to be - home to Scotland's first Innovation District, with a number of powerhouse universities and thriving commercial and public sectors."



After just over a year at Tontine, we moved base to a larger space in Glasgow to accommodate both our growing team and an increased number of students being trained."



Innovation and Business Growth

With construction completed for all three Innovation and Business Growth projects, work is now underway to monitor and measure their contribution to the local economy and the benefits being derived from their operation.

MediCity: brings together academics, entrepreneurs, clinicians and business support services to boost the development of new healthcare services and medical technology.

Value:
£1.012 million



Status: Construction completed, opened March 2016.

Progress at 31 March 2019:

11,000 square feet
of recovered commercial floor space

109 jobs created
in high potential start-ups

£11.8 million
private investment raised

Tontine: A new centre for business incubation and growth in Glasgow's Merchant City provides dedicated support and flexible work space for growing SMEs.

Value:
£1.67 million



Status: Construction completed, opened August 2016.

Progress at 31 March 2019:

3,015 square feet
of recovered office floorspace

369 jobs generated

30 businesses
supported

£39.8 million
of gross turnover of supported companies

Imaging Centre of Excellence (ICE):

The University of Glasgow led facility provides ground-breaking medical research and commercialisation facilities for clinical researchers, and companies developing new products in the life sciences sector.

Supported by:

£16 million City Deal funding,
as part of a **£32 million** project total



Status: Opened March 2017.

Progress at 31 March 2019:

12 organisations

located within the award winning UKSPA Clinical Innovation Zone

>£27.5 million

funding secured, including a pan Scotland Industrial Centre for Artificial Intelligence Research in Digital Diagnostics (iCAIRD)

Building

on the recent BEIS Science and Innovation Audit, plans ongoing to develop a 'Living Laboratory' to translate innovation into standard clinical practice



MediCity Scotland

MediCity Scotland is a dedicated medical technology incubation facility based at BioCity Scotland Ltd in Newhouse, North Lanarkshire. It was established with the support of £1.012 million capital investment from the Glasgow City Region City Deal, with funding from the UK Department of Business, Energy Innovation and Strategy, matched with contributions from BioCity Scotland Ltd. Additional funding was also provided by North Lanarkshire Council and Scottish Enterprise.

The facility brings together academics, entrepreneurs, clinicians and business support services to assist the development of new healthcare services and medical technology. Over 11,000 square feet of office space and incubation workspace has been created through the refurbishment of a vacant building at the BioCity campus. Capital works for the project were completed in October 2015 and the site was officially launched on 17 March 2016.

By March 2019, 53 companies have been supported by the project, over 100 new jobs have been created, 21 new projects or services have been launched into the MedTech, healthcare or wellbeing market and nearly £11.8 million of private investment has been raised by companies based at Medicity.

£1.012million

of capital investment from Glasgow
City Region City Deal



£11.8million

of private investment has been
raised to date



Tontine

Tontine, based in Glasgow's Merchant City, supports and sustains the development of high-growth companies in the enabling technology, advanced design and manufacturing, and creative economy sectors.

Capital works for Tontine completed in March 2016, with the project then moving to delivery of outputs and outcomes. A Business Adviser continues to be based on-site to co-ordinate business support. There are currently 26 businesses occupying space in the facility.

Tontine celebrated its second anniversary in August 2018 and continues to progress well against City Deal milestones. As of the end of August 2018, Tontine has supported 30 businesses which have delivered a combined increase in turnover of £39.8 million and generated 369 jobs. Work is ongoing to revise the Business Plan to explore options beyond the City Deal period.

Also in the past year, in collaboration with the University of Strathclyde, nine Tontine

businesses participated in iGAP – a tailored accelerator programme which delivered relevant, accessible and practical learning to support growth aspirations. The programme was delivered over a six month period from September 2018 to February 2019, and consisted of three two-day workshops, covering Market, Leadership, and Resource. Feedback from the participating businesses rated the programme highly and indicated it was beneficial for direction setting and strategic focus.



369 new jobs
generated





15,000

square feet of state of the art
storage

Case Study: MediCity puts Roylance Stability Storage at the heart of Pharmaceutical Manufacturing

From their 15,000 square feet state of the art Stability Storage facility at MediCity Glasgow, Roylance Stability Storage (RSS) provides outsourced simulation of environmental conditions to pharmaceutical manufacturers.

From purpose-built, multi-point validated chambers, RSS provides customers with detailed, real-time monitoring for products kept in stores, replicating the environmental conditions from across the globe, including high relative humidity and temperature combinations

Stability testing provides a vital service to the pharmaceutical industry and maintaining studies is an essential component of any safety assessment. Traditionally, pharmaceutical manufacturers have undertaken studies in-house under ICH conditions. RSS's facility, the first of its kind in Scotland, allows pharmaceutical manufacturers to outsource stability testing, either in its entirety or as a back-up resource or 'recovery back up' to existing stability suites.

The move to MediCity Glasgow in 2018, which was supported by North Lanarkshire Council, has been pivotal to the establishment and ongoing success of the company.

MediCity Glasgow, worked with the company to create the bespoke state-of-the-art facilities, enabling the team to approach the industry in a new and innovative way. The RSS team built

their service, validations and quality systems alongside the facility, from the ground up. The physical infrastructure at MediCity, including dual power and uninterruptable power supply back-up systems for all stability rooms, and lab services are essential to the provision of RSS's suite of assured services.

RSS, together with the growing cluster of life science businesses based at MediCity, has benefited from additional support including entrepreneur coaching, investment, network of mentors and the location's Enterprise Zone Status – creating an environment in which life science businesses are more likely to succeed.

RSS has gone to obtain a Home Office Controlled Drugs Licence, allowing the facility to store any schedule 1 to schedule 4 drugs and recently received the illustrious accolade, Rising Star - Extraordinary Talent Award at Scotland's Life Sciences Awards.

Thanks to MediCity, RSS is positioned at the heart of the Stability Storage market.

Imaging Centre of Excellence (ICE)

The University of Glasgow Imaging Centre of Excellence (ICE), located at the Queen Elizabeth University Hospital (QEUH), was delivered as part of a total £32 million project, with £16 million funding from Glasgow City Region City Deal.



Incorporating a 7 Tesla MRI scanner, an ultra-high resolution scanner and the first of its kind fully integrated within a clinical site in the UK, ICE adds significant value to the University's co-located research imaging developments, which include 3T MRI and CT scanners. Since opening in March 2017, more than 5,000 research and clinical CT and MRI scans have been completed.

In addition to enhancing the capacity to deliver leadership internationally in imaging and Precision Medicine, ICE provides specialist infrastructure at the QEUH campus, including dedicated space for biomedical companies to co-locate. This UK Science Park Association (UKSPA) accredited Clinical Innovation Zone (CIZ) won the 2019 UKSPA 'Setting the Pace' award, recognising enabling assets, facilities and support as part of this ever growing life sciences cluster. The CIZ is driving healthcare innovation for the benefit of the people of Scotland, whilst attracting international talent, inward investment and economic growth. Twelve organisations are located on site, including key imaging companies Siemens Healthineers, Canon Medical and MR CoilTech.

The recent Department for Business, Energy and Industrial Strategy (BEIS) Science and Innovation Audit (SIA), 'Precision Medicine Innovation in Scotland: Accelerating Productivity Growth for Scotland', identified ICE as a unique innovation and infrastructure asset to drive Precision Medicine in Scotland. This audit facilitated the development of game-changing opportunities to realise the UK's Precision Medicine-led growth opportunity in Scotland.

A £16 million pan-Scotland University of Glasgow coordinated collaboration has been initiated to develop next generation clinical decision support tools or 'clinical cockpits'. The Industrial Centre for Artificial Intelligence Research in Digital Diagnostics (iCAIRD) is a collaboration of 15 partners across academia, NHS and industry, which will deliver significant benefits for patients including those with stroke, gynaecological disease, colon cancer and breast cancer.

Based within the CIZ in ICE, iCAIRD has secured £10 million funding from the Industrial Strategy Challenge Fund and £6 million from Canon Medical Research Europe Ltd and Philips and six SMEs.

Further plans for the University of Glasgow Precision Medicine cluster are focusing on the development of a 'Living Laboratory' to establishing new pathways in a real-world clinical setting, which will facilitate the translation of innovation into standard clinical practice. Identified through the BEIS SIA and at Scotland's Precision Medicine Summit 2018, at which the First Minister brought together international experts, the £46 million project is one of 23 shortlisted across the UK for UKRI Strength in Places funding. Development of the full stage application is ongoing for submission in September 2019. The University is working closely with Glasgow City Council and Glasgow City Region City Deal on master planning the project as part of the Glasgow Riverside Innovation District (GRID), which will bring further physical and economic regeneration to Govan and beyond.

With the 7T MRI scanner due to be CE marked in 2019, ICE will become a flagship site leading the evolution of 7T MRI systems from primarily research use towards clinical usage.



The following provides a summary of the financial position for the period 1 April 2018 to 31 March 2019.

The Finance Strategy Group, made up of the Member Authority Finance Directors, monitors financial progress and reviews financial risks. Our main financial risks, as reflected in the risk register, remained largely unchanged over the year. These include ensuring financial projections are realistic, delays in overall programme delivery leading to non-achievement of milestones and delays in the development and approval of business cases leading to pressure on programme delivery and milestone achievement. More immediate operational risks are reviewed in a programme of internal and external audit.

The City Deal Programme is funded over a twenty year period.

Expected Spend 2018/19 versus Business Case Approvals by Project/Member Authority

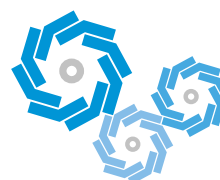
The table on page 37 shows the Infrastructure project funding costs. The actual spend for 2018/19 was £53.9 million. Funding approved through the Business Cases approval process represents a total cumulative spend of £263.6 million. Actual spend for City Deal projects is summarised for each Member Authority.

Two columns summarise grant allocation. The first shows grant allocations for 2018/19 and the second provides the cumulative grant position over the first three years of the Programme. The total £30 million grant allocation was distributed to Member Authorities as per the grant allocation model. Cumulative spend to the end of 2018/19 over the first three financial years of the Programme is £157.2 million against £120 million cumulative grant.



£30 million

Total grant allocation was distributed to Member Authorities in 2018/19



£157.2 million

Cumulative spend to the end of 2018/19 over the first four financial years of the Programme

City Deal Infrastructure Financial Monitoring Actual Spend versus Business Case Approvals by Project as at 31 March 2019

Infrastructure Authority/Project	Estimated Project Funding	Actual Spend 2018/19	CTD Actual Spend	Funding allowed through Business Case Stage Approvals	Grant Allocation 2018/19	Cumulative Grant Allocation	Cumulative grant/ cumulative projected spend
East Renfrewshire M77 Strategic Corridor	44,000,000	4,782,776	7,866,358	9,199,480			
Total East Renfrewshire	44,000,000	4,782,776	7,866,358	9,199,480	3,280,000	6,273,000	86%
Glasgow Canal and North (Sighthill)	73,390,000	13,375,599	54,497,692	65,644,000			
Glasgow Canal and North	15,900,000	4,118,330	5,343,707	-			
Glasgow City Centre	115,520,000	5,739,873	9,068,197	24,171,000			
Glasgow Clyde and Waterfront	113,900,000	2,164,935	4,222,451	8,063,000			
Glasgow Collegelands	27,000,000	1,983,451	3,629,918	4,150,000			
Glasgow MGSDP	40,200,000	4,937,316	8,184,307	16,930,000			
Total Glasgow	385,910,000	32,319,504	84,946,272	118,958,000	16,214,000	61,465,000	72%
Inchgreen	9,427,000	-	-	150,000			
Inverkip	3,250,000	-	8,000	260,000			
Ocean Terminal	14,137,000	239,000	495,031	800,000			
Total Inverclyde	26,814,000	239,000	503,031	1,210,000	257,000	501,000	100%
North Lanarkshire A8/M8*	12,587,000	-155,794	165,185	4,484,000			
North Lanarkshire Gartcosh/Glenboig	66,311,000	790,576	5,515,439	7,317,204			
North Lanarkshire Pan Orbital Transport Corridor	93,565,000	614,920	1,139,367	5,936,000			
Total North Lanarkshire	172,463,000	1,249,702	6,819,991	17,737,204	1,230,000	5,922,000	87%
Renfrewshire CWRR	90,636,000	5,425,566	14,134,000	13,866,000			
Renfrewshire GAIAR	39,049,000	895,222	7,952,000	9,360,000			
Total Renfrewshire	129,685,000	6,320,788	22,086,000	23,226,000	5,353,000	17,409,300	79%
South Lanarkshire Cathkin Relief Road	19,028,457	420,470	14,445,285	21,628,000			
South Lanarkshire Council Community Growth Areas	62,300,000	3,534,006	9,222,581	20,001,000			
South Lanarkshire Greenhills	25,688,011	4,297,720	7,358,417	25,688,011			
South Lanarkshire Stewartfield Way	62,212,230	17,323	203,782	1,205,500			
Total South Lanarkshire	169,228,698	8,269,519	31,230,065	68,522,511	3,126,000	24,951,000	80%
West Dunbartonshire - EXXON	27,897,000	303,818	1,309,637	9,601,000	80,000	1,075,000	82%
Airport Link	144,294,000	460,675	2,404,000	15,149,000	460,000	2,403,700	100%
SPT	30,000,000	-	-		-	-	
Risk Adjustment		-	-		-	-	
Total Infrastructure	1,130,291,698	53,945,782	157,165,354	263,603,195	30,000,000	120,000,000	77%

* The negative spend against A8/M8 (NLC) relates to project realignment by the Member Authority.

Infrastructure Project Funding and Expected Spend versus Grant Drawdowns

The table below shows the actual claims for 2018/19 of £53.9 million compared with the grant drawdowns received of £30 million in 2018/19.

City Deal Infrastructure Financial Monitoring Project Funding and Actual Spend versus Grants Drawdowns as at 31 March 2019

Infrastructure Authority/Project	Revised Project Funding £	Grant Allocation 2018/19 £	Total Claim 2018/19 £
East Renfrewshire M77 Strategic Corridor	44,000,000	3,280,000	4,782,776
Total East Renfrewshire	44,000,000	3,280,000	4,782,776
Glasgow Canal and North	89,290,000		17,495,440
Glasgow City Centre	115,520,000		5,740,539
Glasgow Clyde and Waterfront	113,900,000		2,166,688
Glasgow Collegelands	27,000,000		1,988,334
Glasgow MGSDP	40,200,000		4,938,785
Total Glasgow	385,910,000	16,214,000	32,329,786
Inchgreen	9,427,000		1,000
Inverkip	3,250,000		-
Ocean Terminal	14,137,000		238,598
Total Inverclyde	26,814,000	257,000	239,598
North Lanarkshire A8/M8	12,587,000		-155,794
North Lanarkshire Gartcosh/Glenboig	66,311,000		790,576
North Lanarkshire Pan Orbital Transport Corridor	93,565,000		614,921
Total North Lanarkshire	172,463,000	1,230,000	1,249,703
Renfrewshire CWRR	90,636,000		5,426,290
Renfrewshire GAIA	39,049,000		893,806
Total Renfrewshire	129,685,000	5,353,000	6,320,096
South Lanarkshire Cathkin Relief Road	19,028,457		420,470
South Lanarkshire Community Growth Areas	62,300,000		3,534,006
South Lanarkshire Greenhills	25,688,011		4,297,720
South Lanarkshire Stewartfield Way	62,212,230		17,323
Total South Lanarkshire	169,228,698	3,126,000	8,269,519
West Dunbartonshire - EXXON	27,897,000	80,000	304,113
Total West Dunbartonshire	27,897,000	80,000	304,113
Airport Link (Regional project)	144,294,000	460,000	460,031
SPT (Regional project)	30,000,000	-	
Total Infrastructure	1,130,291,698	30,000,000	53,955,622

£53.9 million
actual spend 2018/19



£30 million
compared with the grant drawdowns
received 2018/19



Skills and Employment Financial Monitoring

There are three Skills and Employability projects. Youth Gateway is fully funded by the Member Authorities, with £31.8 million invested compared to the original £15 million. In Work Progression funding is £0.6 million, equally funded by the Department for Work and Pensions (DWP) and the Member Authorities. The total spend for In Work Progression at 31 March 2019 is £0.34 million.

City Deal Skills and Employment Financial Monitoring Project Funding and Actual Spend versus Grants Drawdowns

Working Matters - Member Authority	Total Project Funding £	Actual Spend 2018/19 £	Cumulative Spend £	Claim Cumulative to 2018/19 £
East Dunbartonshire	100,869	43,873	118,786	118,786
East Renfrewshire	75,851	16,505	67,857	67,857
Glasgow	215,241	30,190	204,767	204,767
Inverclyde	1,912,946	448,826	1,500,193	1,500,193
North Lanarkshire	459,075	13,228	459,075	459,075
Renfrewshire	447,559	73,284	424,865	424,865
South Lanarkshire	522,218	-	522,218	522,218
West Dunbartonshire	237,480	86,509	262,732	262,732
ALL - Working Matters	528,761	101,588	409,501	409,501
Totals	4,500,000	814,003	3,969,994	3,969,994

The table above gives the 2018/19 actual expenditure for the Working Matters project (which was equally funded by Member Authorities and the DWP) and cumulative spend. The actual spend of £814,003 in 2018/19 has been reported on the Statement of Grant Usage to the Department for Work and Pensions and results in a cumulative spend and grant claim of £3,969,944.

£31.8 million

Youth Gateway is fully funded by
the Member Authorities



Innovation and Business Growth Financial Monitoring

Funding for the three Innovation and Business Growth projects completed in the period to 31 March 2017.

Case Study: Woodhead Primary School extension

A £3.5million extension to a primary school in Hamilton has been delivered as part of the £1.13 billion Glasgow City Region City Deal.



In total eight new classrooms have been built at Woodhead Primary School to help with the anticipated increase in the school roll as the Hamilton Community Growth Area continues to be delivered.

A brand new nursery class has also been built at the school.

Around 1,800 new homes and improvements to existing infrastructure will be delivered as part of the Hamilton CGA.

The school extension has been completed in time for the new term starting in August 2019.

The main contractor for the works was Morrison Construction Ltd.

South Lanarkshire Council Leader John Ross said:

“There is huge excitement in the Hamilton area about the benefits the CGA will bring.

We do of course recognise that it will have an effect on existing infrastructure and I am delighted that this extension means we are in an excellent position to welcome more families to the Hamilton area.”

PMO Financial Performance

The PMO is fully funded through contributions from the eight member authorities, with the PMO budget set and recharged to member authorities annually.

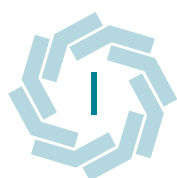
The cost of running the PMO is the main item of expenditure. Salary costs and any administrative expenses incurred are reimbursed in full from the participating authorities.

representing an under-spend of £62,823 mainly due to savings in employee costs. The table below gives a detailed breakdown of the PMO budget.

The PMO had a budget approved of £1,240,436 for the financial year 2018/19. The actual expenditure for the PMO office was £1,177,623

Glasgow City Region: City Deal Programme Management Office Budget Projection 2018/19 as at 31 March 2019

	Actual Costs to 31 March 2019 £	Revised Budget 2018/19 £	Budget Variance £
Total PMO Salary Costs	733,235	833,836	-100,600
Recurring Third Party Costs	177,500	182,500	-5,000
Internal Audit Fees 2016/17	18,300	19,500	-1,200
External Audit Fees 2015/16	8,200	8,000	200
Marketing	1,000	15,000	-14,000
National Evaluation Panel (estimated)	50,000	70,000	-20,000
Commission (estimated)	20,000	20,000	0
Economic Modelling/Analysis	80,000	50,000	30,000
Others	6,888	6,700	188
Provisions	2,000	2,200	-200
Supplies	4,888	4,500	388
Total PMO Spend	917,623	1,023,036	-105,413
Intelligence Hub and Portfolio Development	260,000	117,400	142,600
Portfolio Development Budget	0	100,000	-100,000
Total Intelligence Hub and Portfolio Development	260,000	217,400	42,600
Total PMO and Intelligence Hub and Portfolio Development	1,177,623	1,240,436	-62,813



Monitoring and Evaluation

Gateway Review One

The Glasgow City Region Local Evaluation Plan (LEP), developed by the National Evaluation Panel in partnership with the Commission on Economic Growth, the PMO and Member Authorities provides details of the evaluation tasks that will be undertaken for Gateway Review 1 at the end of 2019/20.

The main strands of the evaluation activity being undertaken are as follows:

- Impact Evaluation;
- Progress Evaluation;
- Capacity Development and Partnership; and,
- Contextual Economic Forecasting;

The Baseline Report for Gateway Review 1 was approved by Cabinet in October 2018 and

the One Year Out Report was approved in February 2019.

The PMO collects quarterly monitoring data from the Infrastructure projects that will be subject to progress evaluation at the first gateway review in December 2019. This output data is reported to the CEG and Cabinet and shared with the National Evaluation Panel.

Project Output Quarterly Monitoring

The quarterly project monitoring report collated by the PMO provides a summary of the direct outputs from City Deal Infrastructure projects.

The early indication of indirect outcomes from projects that may be evident at Gateway Review 1 will be identified and captured during the evaluation activity undertaken by the National Evaluation Panel and reported in their Final Gateway Review Report.

Each tranche of quarterly output reports is included as an appendix to the quarterly Programme Status Report that is provided to the Chief Executives' Group and Cabinet. The table on page 43 shows the report for the end of March 2019.

Risk

A Programme Risk Management Strategy is in place which covers the Programme and individual Member Authority projects, with risks regularly reviewed and updated in line with established reporting requirements and timescales.

Glasgow City Region City Deal Logic Model Project Output Quarterly Reporting

Reporting Period Q4 2018/19 (31 March 2019)	Gateway Review 1; Progress Evaluation Projects Outputs to be Achieved		Outputs Achieved to Date
Glasgow City Region City Deal Project Outputs	Unit of Measurement	Estimated overall Project Output figure (where known)	Cumulative Outputs to Date
Blue Green Infrastructure	square metres	166,447	6,900
Bus lanes (New)	kilometres	0	0
Businesses (New) created	number	15	0
Business Tenants (Number of)	number	17	7
Carriageway with reduced flood risk	kilometres	20	1.6
Commercial space developed	square metres	2,714	2,714
Cycle Routes Created	kilometres	53	9.48
Education/Community Facilities	square metres	9,515	4,005
Junctions (New)	number	3	2
Junctions Improved	number	90	4
Land assembled for commercial development	hectares	114.02	8.43
Land assembled for residential development	hectares	588.1	247.46
Land with reduced flood risk	hectares	2,443	6.9
Pedestrian routes created	kilometres	41	7.96
Pedestrian/ cycle bridges (New)	number	5	0
Properties with reduced flood risk	number	7,178	40
Public realm created	square metres	261,000	25,400
Public realm enhanced	square metres	408,000	6,900
Rail station passengers	number per annum	0	0
Rail stations (New)	number	1	0
Rail Track (New)	kilometres	0	0
Road bridges (New)	number	3	1
Road developed (New)	kilometres	16	2.1
Road enhanced	kilometres	40	1.1
Site reclaimed, (re)developed or assembled (Area of)	hectares	889	205.93
Station upgrades	number	1	0
Vacant and Derelict Land Brought Back into Use	hectares	156	0
Visitor centres (New)	number	1	0
Visitors to the visitor centre	number	0	0
Railway line with reduced flood risk	kilometres	0.3	0.3
Drainage Catchments with improved climate resilience	hectares	2,443	2,418



Outlook

In the year ahead, we will continue to make significant progress in the delivery of our City Deal and our ambitions for Regional growth.

We will go through our first Gateway Review – with an independent evaluation of our progress completed by December 2019 and then assessed by our UK and Scottish Government partners, to release the next tranche of £250 million in funding.

Activities underway to strengthen our governance and operations, including work to refresh the City Deal Programme Business Case and Assurance Framework and our internal review of the Programme, are set to stand us in good stead as we move beyond the Gateway and into the next period of the City Deal delivery.

A number of key milestones are expected across some of the larger infrastructure projects.

Our Regional Economic Strategy which sets out ambitious plans for growth, with targets for jobs, skills, new homes and businesses will be refreshed in the next 12 months, to take account of fast-paced change, the uncertainty of Brexit and also extensive work completed on the Regional Strategic Assessment (RSA).

The RSA provides a detailed individual and collective analysis of the economic performance of the Region and the eight local authority areas that make up the Region. This work will also provide an annual analysis of performance against other UK city regions.

Our Regional Partnership brings together our eight councils with the UK and Scottish Governments, local and national agencies, the private and academic sectors and provides an opportunity and focus to deliver genuine inclusive growth across the whole region.

We remain confident that we are well on track and look forward to building further on all that we have achieved to date.



Kevin Rush

Director of Regional Economic Growth

Glasgow City Region: Economy at a glance



£41.4 million

Total GVA
4th largest City Region
economy outside of London



£46,289

GVA per job filled an increase
of £1,102 from 2016's GVA
per job filled estimate



£29.3

GVA per hours worked –
21.5% increase from
pre-recession levels in 2009



318.5

Total enterprises
per 10,000
population (16+)
– a 51.5 rate
increase from
the estimates
in 2013



42.3%

Proportion of
the working-
age population
educated to a degree-level -
over 500,000 of the Glasgow
City Region's population



**1.8
million**

Total Population
- 33.7% of
Scotland's total
population



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