

ENVIRONMENT & REGENERATION COMMITTEE – 13 JANUARY 2022

Environment & Regeneration Committee

Thursday 13 January 2022 at 3pm

Present: Councillors Ahlfeld, Brooks, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, C McEleny, McKenzie, and MacLeod (for Nelson).

Chair: Councillor McCormick presided.

In attendance: Interim Director Environment & Regeneration, Interim Head of Service Public Protection & Covid Recovery, Head of Roads & Environmental Shared Services, Interim Head of Property Services, Mr P MacDonald (for Interim Head of Legal & Democratic Services), Ms L Carrick and Ms D Sweeney (Legal & Democratic Services), Mr M Thomson (for Interim Director Finance & Corporate Governance), Ms J Wilson (Finance Services), ICT Services Manager and Service Manager Communications, Tourism and Health & Safety.

The meeting was held by video conference.

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

28 Apologies, Substitutions and Declarations of Interest 28

An apology for absence was intimated on behalf of Councillor Nelson, with Councillor MacLeod substituting.

Declarations of interest were intimated as follows:-

Agenda Item 7 (Inverclyde Strategic Housing Investment Plan 2022/23 – 2026/27) – Councillor Curley.

Agenda Item 18 (Adjudication between Riverside Inverclyde and Noel Regan and Sons Building & Civil Engineering Contractors UK Ltd in relation to the Leperstone Self Build Project) – Councillors Clocherty and McKenzie.

29 Environment and Regeneration 2021/22 Revenue & Capital Budget – Period 7 (31 October 2021) 29

There was submitted a by the Interim Director Finance & Corporate Governance and Interim Director Environment & Regeneration advising the Committee of the position of the 2021/22 Revenue Budget and Capital Budget position as at period 7 to 31 October 2021.

Decided:

- (1) that the current projected overspend for 2021/22 of £73,000 as at 31 October 2021 be noted;
- (2) that it be noted that the Interim Director and Heads of Service will continue to review areas where non-essential spend can be reduced in order to bring the Committee back on budget; and
- (3) that the current position of the 2021/24 Capital Programme and City Deal be noted.

30 Environment & Regeneration Capital Programme Progress and Property Related Items 30

There was submitted a report by the Interim Director Environment & Regeneration providing an update on the status of projects within the 2021/24 Environment & Regeneration Capital Programme.

Decided:

- (1) that the current position of the 2021/24 Capital Programme and the progress on the specific projects detailed in the report be noted; and
- (2) that the ongoing work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from 2022/23 Core Property Budget be noted.

31 Environment, Regeneration and Resources Corporate Directorate Improvement Plan Progress Report 31

There was submitted a report by the Interim Director Environment & Regeneration providing an update on the delivery of the improvement actions in the Environment, Regeneration, and Resources Corporate Directorate Improvement Plan as detailed in the appendices to the report.

Decided: that the progress made in delivering the year three improvement actions contained within the Environment, Regeneration & Resources Corporate Directorate Improvement Plan be noted.

32 General Update 32

There was submitted a report by the Interim Director Environment & Regeneration providing an update on a number of projects.

Decided:

- (1) that the allocation of funds to Inverclyde from the Community Renewal Fund[to support (a) Steps to Progression (IC), (b) Project Neptune (WCS) and (c) West Care Academy (WCS) be noted;
- (2) that the update in respect of No One Left Behind funds be noted;
- (3) that the appointment of a specialist marine survey consultant as detailed at paragraph 4:11 of the report be noted and approved;
- (4) that the ongoing work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from 2022/23 Core Property budget be noted; and
- (5) that the interim position in respect of the Fraser of Allander report be noted.

33 Inverclyde Local Development Plan Update 33

There was submitted a report by the Interim Director Environment & Regeneration providing (1) an update of the current progress of the Proposed Inverclyde Local Development Plan, and (2) a revised timetable for the delivery of the Plan.

Decided:

- (1) that the current progress of the Proposed Inverclyde Local Development Plan be noted; and
- (2) that the proposed revised delivery timetable be approved.

34 Inverclyde Strategic Housing Investment Plan 2022/23 – 2026/27**34**

There was submitted a report by the Interim Director Environment & Regeneration seeking approval for the new annual Inverclyde Strategic Housing Investment Plan, covering the period from 2022/23 – 2026/27.

Councillor Curley declared a non-financial interest in this item as a Member of the Board of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision-making process.

The Interim Head of Public Protection & Recovery advised the Committee of a typographical error on page 61 of the appendix to the report, and accordingly the reference made to “no encampments” should read “one encampment”.

Decided:

- (1) that the Strategic Housing Investment Plan for the five year period from 2022/23 – 2026/27 be amended to reference the Greenock Town Centre study with greater emphasis on the acquisition programme prior to submission to the Scottish Government by Inverclyde Council; and
- (2) that the content and projects included in the Strategic Housing Investment Plan 2022/23-2026/27 as detailed in appendix 1 to the report be noted.

35 Net Zero Strategy – 2022/25 Capital Programme Implications**35**

There was submitted a report by the Interim Director Environment & Regeneration advising the Committee on the implications for the draft 2022/25 Capital Programme and the pressures in connection with addressing elements of the Net Zero Action Plan which is currently in development.

Decided:

- (1) that the information contained in the report be noted;
- (2) that the proposed allocation as part of the draft 2022/25 Capital Programme be noted;
- (3) that the requirement to progress a number of test/pathfinder projects to better understand the technical aspects of implementation of lower emission heating systems and full scope/cost for typical building types/sizes to be funded from the balance of the remaining climate change earmarked reserve be noted; and
- (4) that a longer term costed strategy/action plan will be submitted to a future meeting of the Committee following the 2022 summer recess.

36 Clune Park Update**36**

There was submitted a report by the Interim Director Environment & Regeneration providing an update on the Clune Park acquisition programme.

Decided:

- (1) that the current position in respect of Clune Park be noted;
- (2) that approval be given for the District Valuer to continue to negotiate, on behalf of the Council, for the acquisition of the portfolios of landlords who have twenty properties;
- (3) that approval be given for Officers to continue to pursue the acquisition of portfolios from smaller portfolio landlords; and
- (4) that it be noted that a further report be submitted to a future meeting following the conclusion of the negotiations.

37 Review of Public Conveniences

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There was submitted a report by the Interim Director Environment & Regeneration (a) seeking approval for changes in the public conveniences estate to accommodate the ongoing provision at Lunderston Bay, Battery Park and Greenock Cut to 2022 and beyond; (b) to update Members on the 6pm closures implemented at Hunters Place and Kilblain Street public conveniences; and (c) to seek approval for the same operating hours to be implemented at the Coronation Park (Fore Street) public conveniences in Port Glasgow.

Decided:

- (1) that the ongoing provision at Lunderston Bay, the Greenock Cut Centre and Battery Park be noted;
- (2) that an update report be submitted to the next meeting of the Committee on future funding proposals;
- (3) that approval be given to the continuation of the 6pm closure of the Hunters Place, Coronation Street and Kilblain Street conveniences; and
- (4) that it be remitted to Officers to submit a report to the next meeting of the Committee on the closure time of the Hunters Place, Coronation Park and Kilblain Street conveniences during the months from April to September.

38 Implementation of 20mph Speed Limits in Residential Areas

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There was submitted a report by the Interim Director Environment & Regeneration to address a motion raised by Councillor Curley at the meeting of the Inverclyde Council on 24 September 2020 that officers submit a report to the Environment & Regeneration Committee outlining the options for implementing 20mph speed limits in Inverclyde.

It was noted during discussion of this item that there was a typographical error in the report, and accordingly at paragraph 1.1 of the report the reference made to the "Environment & Regeneration Committee on 24 September 2020 should read "the Inverclyde Council on 24 September 2020".

Following discussion Councillor Curley moved:

- (1) that approval be given to the principle of delivering 20mph speed restrictions within key pedestrian generator areas within town centres and villages and in the vicinity of schools subject to necessary statutory requirements and budgeting;
- (2) that approval be given for the first phase to deliver a 20mph speed restriction in key pedestrian generator areas with 20mph speed restriction in town centres and villages in 2022/23 and in the vicinity of schools in 2023/24 or earlier if possible;
- (3) that it be remitted to the Head of Service Roads and Environmental Services and the Interim Head of Legal & Democratic Services to prepare and promote a TRO to install mandatory 20mph speed restrictions in town and village centres in 2022/23 and around schools in 2023/24 which will be funded from Cycling Walking Safer Roads;
- (4) that it be remitted to Officers to develop a plan for 20mph speed limits on residential roads throughout Inverclyde which will also identify those roads to remain at 30/40mph; and
- (5) that consideration for approval be remitted to the Committee on the prioritisation policy scheme and further phases of the 20mph speed restriction including public consultation and any potential cost implications; and
- (6) that it be remitted to Officers to submit a report back to a future meeting providing an update on the street survey results at Albert/Ashton and Cloch Road.

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As an amendment, Councillor McCormick moved:

- (1) that approval be given to the principle of delivering 20mph speed restriction within key pedestrian generator areas within town centres and villages and in the vicinity of schools;
 - (2) that approval be given following assessment of each school location part time 20mph limit around schools be delivered in 2023/24;
 - (3) that indicative cost implications of introducing 20mph speed limits on residential roads throughout Inverclyde be noted; and that approval be given to Officers to develop a new prioritisation policy/scheme to score and rank areas to implement 20mph speed restrictions and that it be remitted to the Committee for approval, including any potential cost implications;
 - (4) that it be remitted to the Head of Service Roads and Environmental Services and the Interim Head of Legal & Democratic Services to prepare and promote a TRO to install mandatory 20mph speed restrictions in town and village centres which will be funded from Cycling Walking Safer Roads 2022/23 and then around schools 2023/24; and
 - (5) that it be remitted to Officers to submit a report back to a future meeting providing an update on the street survey results at Albert/Ashton and Cloch Road.
- Following a roll call vote, 4 Members, Councillors Curley Crowther, MacLeod and C McEleny voted in favour of the motion and 7 Members, Councillors Ahlfeld, Brooks, Clocherty, Jackson, McCabe, McCormick and McKenzie, voted in favour of the amendment which was declared carried.

Decided:

- (1) that approval be given to the principle of delivering 20mph speed restriction within key pedestrian generator areas within town centres and villages and in the vicinity of schools;
- (2) that approval be given following assessment of each school location part time 20mph limit around schools be delivered in 2023/24;
- (3) that indicative cost implications of introducing 20mph speed limits on residential roads throughout Inverclyde be noted; and that approval be given to Officers to develop a new prioritisation policy/scheme to score and rank areas to implement 20mph speed restrictions and that it be remitted to the Committee for approval, including any potential cost implications;
- (4) that it be remitted to the Head of Service Roads and Environmental Services and the Interim Head of Legal & Democratic Services to prepare and promote a TRO to install mandatory 20mph speed restrictions in town and village centres which will be funded from Cycling Walking Safer Roads 2022/23 and then around schools 2023/24; and
- (5) that it be remitted to Officers to submit a report to a future meeting with an update on the street survey results at Albert/Ashton and Cloch Road.

39 Information relating to Pontoons in Inverclyde

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There was submitted a report by the Interim Director Environment & Regeneration to address the request made by Councillor Brooks at meeting of the Environment & Regeneration Committee on 28 October 2021 to provide a report and details in relation to the Pontoon at East India Harbour.

Decided:

- (1) that the information contained in the report be noted; and
- (2) that it be remitted to Officers to submit a further report to a future meeting identifying a proposed course of action in relation to the Pontoon and associated timescales.

40 Naming of Boat Ramp Immediately West of Gourock Pier Head - Request by Councillor Crowther 40

There was submitted a report by the Interim Head of Legal & Democratic Services on a request received from Councillor Crowther in the following terms:

“For Committee to give due consideration to this request for the hitherto un-named boat ramp immediately to the west of Gourock Pierhead to be named “Ritchie’s Slipway” in memory of the late Robert Arthur Ritchie, the last proprietor of Ritchie Brothers Ferry Masters who operated the Gourock to Kilcreggan passenger ferry service from Gourock Pierhead and for services that the Ritchie family contributed to the UK and allied forces shipping arriving at the ‘Clyde Anchorage Emergency Port’ and that this be indicated by the inclusion of a small inscribed informative plaque”.

Councillor C McEleny left the meeting during consideration of this item of business.

Decided:

- (1) that the boat ramp immediately to the west of Gourock Pierhead be named “Ritchie’s Slipway” in memory of the late Robert Arthur Ritchie, the last proprietor of Ritchie Brothers Ferry Masters who operated the Gourock to Kilcreggan passenger ferry service from Gourock Pierhead ; and
- (2) that (a) delegated authority be granted to the Interim Director Environment & Regeneration to seek any necessary landlord or other consents to acquire the land in terms acceptable to the Chief Financial Officer and the Interim Head of Legal & Democratic Services and (b) that this be indicated by the display of a small inscribed informative plaque.

41 Property Assets Management – Public Report on Public Open Space Consultation Relative to Rankin Park, Greenock 41

There was submitted a report by the Interim Director Environment & Regeneration advising the Committee of the outcome of an open space consultation process recently completed in relation to a proposal to construct an indoor tennis facility with associated parking in the Rankin Park, Inverkip Road, Greenock.

Decided:

- (1) that the outcome of the open space consultation in relation to the proposed indoor tennis development at Rankin Park, Inverkip Road, Greenock and the terms of the representations received, as detailed in appendix 2 to the report at 3.2 be noted; and
- (2) that (a) approval be given to the proposed change of use, for construction of an indoor tennis facility and associated parking within the Rankin Park all described in Planning Application reference number 21/0235/IC, and (b) that Committee notes that further reports will be submitted by Officers to the Education and Communities Committee on the progress and development of the project.

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

Item	Paragraph	
Property Assets Management Report – Private Report	6&9	
Port Glasgow Town Buildings – Lease Variation Caledonian Maritime Assets Limited (CMAL)	6&9	
Inchgreen – City Deal Final Business Case	6	
Adjudication between Riverside Inverclyde and Noel Regan and Sons Building & Civil Engineering Contractors UK Ltd in relation to the Leperstone Self Build Project	6&8	
42 Property Assets Management Report – Private Report		42
<p>There was submitted a report by the Interim Director Environment & Regeneration making recommendations in respect of a number of property related matters. Following consideration, the Committee agreed to the actions detailed in the Appendix.</p>		
43 Port Glasgow Town Buildings – Lease Variation Caledonian Maritime Assets Limited (CMAL)		43
<p>There was submitted a report by the Interim Director Environment & Regeneration seeking authority to vary Caledonian Maritime Assets Limited’s lease at the Port Glasgow Town Buildings. Following consideration, the Committee agreed to the actions detailed in the Appendix.</p>		
44 Inchgreen – City Deal Final Business Case		44
<p>There was submitted a report by the Interim Director Environment & Regeneration providing information in relation to the final business case for Inchgreen. Following consideration, the Committee agreed to the actions detailed in the Appendix.</p>		
45 Adjudication between Riverside Inverclyde and Noel Regan and Sons Building & Civil Engineering Contractors UK Ltd in relation to the Leperstone Self Build Project		45
<p>There was submitted a report by the Regeneration Manager providing information on an adjudication outcome relating to the Leperstone Self Build Project. Councillors Clocherty and McKenzie declared a non-financial interest in this matter as Members of the Board of Riverside Inverclyde and left the meeting. Following consideration, the Committee agreed to the actions detailed in the Appendix.</p>		