

A meeting of the Environment & Regeneration Committee will be held on Thursday 12 January 2023 at 3pm.

Members may attend the meeting in person or via remote online access. Webex joining details will be sent to Members and Officers prior to the meeting. Members are requested to notify Committee Services by 12 noon on Wednesday 11 January 2023 how they intend to access the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation and as noted above.

Please note that this meeting will be live-streamed via YouTube with the exception of any business which is treated as exempt in terms of the Local Government (Scotland) Act 1973 as amended.

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IAIN STRACHAN
Head of Legal & Democratic Services

BUSINESS

****Copy to follow**

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PERFORMANCE MANAGEMENT	
2. 2022/23 Revenue Budget as at 31 October 2022 Report by Interim Director, Finance & Corporate Governance and Interim Director, Environment & Regeneration	p
3. Environment & Regeneration Capital Programme 2022/25 – Progress Report by Interim Director, Environment & Regeneration and Interim Director, Finance & Corporate Governance	p
NEW BUSINESS	
4. Inverclyde Strategic Housing Investment Plan 2023-2028 Report by Interim Director, Environment & Regeneration	p
5. Landlord Registration Update Report by Interim Director, Environment & Regeneration	p
6. General Update Report by Interim Director, Environment & Regeneration	p

7.	Participation in the Edinburgh Process and Declaration Report by Interim Director, Environment & Regeneration	p
8.	Traffic Calming Priority 2022/23 - Update Report by Interim Director, Environment & Regeneration	p
9.	Proposed Street Naming and Numbering Charging Scheme for Inverclyde Report by Interim Director, Environment & Regeneration	p
10.	Port Glasgow and Kilmacolm Waiting and Loading Traffic Regulation Orders (Variations 8 and 9) – Maintained Objections Report by Shared Head of Roads & Environmental Services	p
11.	West Blackhall Street Proposed Roads Orders – Maintained Objections Report by Shared Head of Roads & Environmental Services	p
12.	Memorial Bench Review Report by Interim Director, Environment & Regeneration	p
ROUTINE DECISIONS AND ITEMS FOR NOTING		
13.	Property Asset Management – Public Report – Former Glenbrae Children’s Centre Report by Interim Director, Environment & Regeneration	p
14.	Contract Awards - 1 April 2022 to 30 September 2022 Report by Interim Director, Environment & Regeneration	p
15.	Road Naming within New Development at Site of Former McPherson Centre, Gourock Report by Interim Director, Environment & Regeneration	p
16.	Proposed Redetermination Order – The Inverclyde Council, Mirren’s Shore, Port Glasgow (Redetermination of Means of Exercise of Public Right of Passage) Order 2022 Report by Head of Legal & Democratic Services	p
<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		
17. **	Clune Park Update Report by Interim Director, Environment & Regeneration providing an update with respect to the Clune Park estate.	Paras 8 & 9 p
18. **	Landfill Waste Disposal Contract Report by Interim Director, Environment & Regeneration providing an update on the Inverclyde Council landfill waste disposal contract.	Paras 6, 8 & 9 p
ROUTINE DECISIONS AND ITEMS FOR NOTING		

19.	Property Asset Management – Report on offers (a) 80 Leven Road, Greenock (b) Site of former Fancy Farm Tenants’ Hall, Cawdor Crescent, Greenock (c) sale of house to existing tenant Report by Interim Director, Environment & Regeneration making recommendations in respect of a number of property assets.	Paras 6 & 9	p
20.	Commercial and Industrial Property – Various Leases Report by Interim Director, Environment & Regeneration seeking approval for a number of lease related recommendations at (a) Broomhill Way, Greenock, (b) Church Street, Port Glasgow and (c) two separate properties at Cathcart Street, Greenock.	Paras 2, 6 & 9	p

The reports are available publicly on the Council’s website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council’s website.

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Enquiries to – **Colin MacDonald** – Tel 01475 712113

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director Finance & Corporate Governance and Interim Director Environment & Regeneration	Report No:	FIN/78/22/AP/MT
Contact Officer:	Julie Ann Wilson	Contact No:	01475 712636
Subject:	2022/23 Revenue Budget as at 31 October 2022		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to advise the Committee of the 2022/23 Revenue Budget projected position as at 31 October 2022.

1.3 The revised 2022/23 Revenue Budget for the Environment and Regeneration Committee is £21,457,270, which excludes Earmarked Reserves. The latest projection is an underspend of £132,000 (0.62%) which is a reduction of £169,000 since the Period 5 report and is largely due to an increase in projected turnover savings, offset by a reduction in income. More details are provided in section 3 and the appendices.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee notes that the Committee's Revenue Budget is currently projected to underspend in 2022/23 by £132,000 based on figures as at 31 October 2022.

Alan Puckrin
Interim Director Finance &
Corporate Governance

Stuart Jamieson
Interim Director Environment &
Regeneration

3.0 BACKGROUND AND CONTEXT

3.1 The revised 2022/23 budget for Environment and Regeneration, excluding earmarked reserves, is £21,457,270. This is an increase of £299,000 from the approved budget, prior to transfers to earmarked reserves. Appendix 1 gives details of this budget movement.

3.2 At Period 5 the Committee was projecting a £37,000 overspend and the Interim Director Environment and Regeneration was to consider action to bring projections back within budget.

3.3 2022/23 PROJECTED OUT-TURN (£132,000 Underspend - 0.62%)

The main variances contributing to the projected net overspend are listed below.

- a) £197,000 shortfall in Planning Income. This is a combination of historical trends and current staffing shortages. £110,000 was allocated as part of the 2022/23 Budget to reduce the income target but the shortfall in income remains in line with 2021/22. Budget pressure of £125k has been approved from 2023/24.
- b) £168,000 shortfall in Burials and Cremation Income. This is after the allocation of £50,000 to reduce the income target as part of the 2022/23 Budget. A further budget pressure of £125k has been approved from 2023/24.
- c) £60,000 shortfall in Trade Waste Income which is in line with previous years. Trade Waste is being reviewed as part of the Delivering Differently Programme with a report due from officers later in 2022/23.
- d) A projected underspend in the Workforce Development Fund of £58,000 due to the availability of external grants. Saving has been approved from 2023/24.
- e) £93,000 shortfall in Parking income and £34,000 shortfall PCN income due to less activity following reintroduction of charging.
- f) Projected over recoveries in waste across scrap metal and tipping charges £137,000.
- g) A projected underspend in Waste disposal of £145,000 due to a reduction in tonnages, partly offset by an over spend in waste recycling of £46,000.
- h) Projected overspend in Refuse Collection agency costs £135,000 partly offset by a reduction overtime.
- i) A projected over-recovery of £528,000 against the turn-over target due to delays in recruiting certain posts.

The above figures exclude the significant increase in utility costs which are being managed and reported in 2022/23 via the Policy & Resources Committee.

3.4 EARMARKED RESERVES

Appendix 4 gives an update on the operational Earmarked Reserves, ie excluding strategic funding models. Spend to date on these operational Earmarked Reserves is £1,250,000 (35.1% of projected spend). A comprehensive review of all earmarked reserves has been undertaken as part of the 2023/25 Budget, with a number of write backs approved in December 2022.

4.0 PROPOSALS

4.1 The above figures for 2022/23 exclude any financial implications which may arise from the Council's waste contract.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty			X
Children & Young People's Rights & Wellbeing			X
Environmental & Sustainability			X
Data Protection			X

5.2 Finance

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					

5.3 Legal/Risk

There are no legal implications arising from this report.

5.4 Human Resources

There are no HR implications arising from this report.

5.5 Strategic

There are no Strategic implications arising from this report.

6.0 CONSULTATION

6.1 The figures in this report are based on the discussions with budget holders.

7.0 BACKGROUND PAPERS

7.1 None.

Environment & Regeneration Budget Movement - 2022/23**PERIOD 7: 1st April 2022 - 31st October 2022**

Service	Approved Budget	Movements			Transferred to	Revised Budget
	2022/23 £000	Inflation £000	Virement £000	Supplementary Budgets £000	EMR £000	2022/23 £000
Regeneration, Planning & Public Protection	6,602	4	1		(265)	6,342
Property Services	2,124	55	(34)			2,145
Roads & Environmental	12,543	271	3			12,817
Corporate Director	154		(1)			153
Totals	21,424	330	(31)	0	(265)	21,458

Movement Details

£000

External Resources

0

Inflation

Roads Client - external power

49,140

Roads

50,000

Property

50,000

Vehicle Maintenance - Fuel expenditure

200,000

Vehicle Maintenance - Fuel income

(200,000)

Fuel

181,430

330,570

Virements

AMP

(46,000)

CCTV Contract from AMP

6,000

Insurance

24,250

Rankin Park to Communities

(15,740)

(31,490)

Supplementary Budgets

0

299,080

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTSUBJECTIVE ANALYSISPERIOD 7: 1st April 2022 - 31st October 2022

Subjective Heading	Approved Budget 2022/23 £000	Revised Budget 2022/23 £000	Projected Out- turn 2022/23 £000	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	16,945	16,838	16,296	(542)	-3.22%
Property Costs	3,801	3,824	3,845	21	0.55%
Supplies & Services	4,133	4,244	4,881	637	15.01%
Transport & Plant Costs	2,391	2,844	2,874	30	1.05%
Administration Costs	485	469	760	291	62.10%
Payments to Other Bodies	6,608	6,699	6,557	(142)	-2.12%
Other Expenditure	1,909	1,879	1,871	(8)	-0.43%
Income	(14,847)	(15,074)	(15,494)	(419)	2.78%
TOTAL NET EXPENDITURE	21,424	21,723	21,590	(132)	-0.61%
Transfer to Earmarked Reserves *	0	(265)	(265)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	21,424	21,458	21,325	(132)	-0.62%

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTOBJECTIVE ANALYSISPERIOD 7: 1st April 2022 - 31st October 2022

Objective Heading	Approved Budget 2022/23 £000	Revised Budget 2022/23 £000	Projected Out- turn 2022/23 £000	Projected Over/(Under) Spend	Percentage Variance %
Regeneration, Planning & Public Protection	6,602	6,607	6,489	(117)	-1.78%
Property Services	2,124	2,145	2,032	(113)	-5.27%
Roads & Environmental	12,543	12,817	13,063	246	1.92%
Corporate Director	154	154	6	(148)	-96.01%
TOTAL NET EXPENDITURE	21,424	21,723	21,590	(132)	-0.61%
Transfer to Earmarked Reserves *	0	(265)	(265)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	21,424	21,458	21,325	(132)	-0.62%

ENVIRONMENT AND REGENERATION COMMITTEE

REVENUE BUDGET MONITORING REPORT

MATERIAL VARIANCES

PERIOD 7: 1st April 2022 - 31st October 2022

<u>Out Turn</u> <u>2021/22</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2022/23</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Oct-22</u> <u>£000</u>	<u>Projection</u> <u>2022/23</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
	REGENERATION, PLANNING & PUBLIC PROTECTION							
905	Planning Overall	Employee Costs	946	505	364	722	(224)	(23.68)%
2,472	Public Protection Overall	Employee Costs	2,681	1,432	1,359	2,619	(62)	(2.31)%
							(286)	
82	Comm. Ind. & Misc. Properties	Property Costs	44	39	43	77	33	75.00%
							33	
0	RI Employee Core	PTOB	23	13	0	0	(23)	(100.00)%
58	Training	PTOB	73	43	0	15	(58)	(79.45)%
							(81)	
(422)	Planning sales, fees & charges	Income	(627)	(366)	(234)	(427)	200	(31.90)%
							200	
	PROPERTY SERVICES							
937	BSU	Employee Costs	988	528	465	928	(60)	(6.07)%
754	Technical Services	Employee Costs	913	489	389	777	(136)	(14.90)%
							(196)	
33	Office Accommodation - Water	Property Costs	61	61	17	38	(23)	(37.70)%
289	Office Accommodation - Rates	Property Costs	415	415	385	385	(30)	(7.23)%
							(53)	
114	Technical Services - Agency Costs	Administration Costs	0	0	55	87	87	
							87	
	ROADS & ENVIRONMENTAL							
1,425	Env Services - Street Cleaning	Employee Costs	1,480	798	777	1,441	(39)	(2.64)%
882	Env Services - Vehicle Maintenance	Employee Costs	1,010	553	513	936	(74)	(7.33)%
1,633	Env Services - Refuse Collection	Employee Costs	1,658	894	869	1,631	(27)	(1.63)%
1,474	Env Services - Management	Employee Costs	1,303	708	801	1,353	50	3.84%
222	Env Services - Civic Amenities	Employee Costs	180	99	112	209	29	16.11%
							(61)	

ENVIRONMENT AND REGENERATION COMMITTEE

REVENUE BUDGET MONITORING REPORT

MATERIAL VARIANCES

PERIOD 7: 1st April 2022 - 31st October 2022

<u>Out Turn</u> <u>2021/22</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2022/23</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Oct-22</u> <u>£000</u>	<u>Projection</u> <u>2022/23</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
41	Roads Parking Electricity	Property Costs	8	4	16	42	34	425.00%
56	Env Services - Grounds Maintenance - Hire of Skips	Property Costs	74	37	19	52	(22)	(29.73)%
61	Env Services - Pottery Street - Security	Property Costs	35	20	25	57	22	62.86%
							34	
1,018	Roads Operations Unit - Materials	Supplies and Services	1,055	417	735	1,174	119	11.28%
285	Roads Operations Unit - Subcontractors	Supplies and Services	227	91	190	249	22	9.69%
124	Env Services - CGCV - Sub-Contractors	Supplies and Services	185	108	132	217	32	17.30%
43	Env Services - Crematorium - Technical Equip	Supplies and Services	26	15	16	52	26	100.00%
							199	
63	Roads Operations - Non - Routine	Transport	24	10	28	73	49	204.17%
525	Env Services - Overall - Fuel	Transport	673	343	488	643	(30)	(4.46)%
							19	
90	Env Services - Ref Coll - Agency Costs	Administration Costs	0	0	85	135	135	
							135	
454	Env Services - Waste Strategy - DMR	PTOB	463	270	215	515	52	11.23%
119	Env Services - Waste Strategy - Green Waste	PTOB	80	64	82	114	34	42.50%
27	Env Services - Waste Strategy - Food Waste	PTOB	53	34	7	13	(40)	(75.47)%
85	Env Services - Waste Strategy - Non Contract Waste Disposal	PTOB	68	40	44	92	24	35.29%
2,930	Env Services - Waste Strategy - Residual Waste Contact	PTOB	2,928	1,708	1,483	2,759	(169)	(5.77)%
							(99)	
(2,039)	Roads Operations Unit - Recharges at Schedule of Rates	Income	(2,256)	(916)	(1,167)	(2,425)	(169)	7.49%
(278)	Roads Parking - Income (PCNS)	Income	(231)	(135)	(72)	(197)	34	(14.72)%
(236)	Roads Parking - Sales, Fees and Charges	Income	(236)	(138)	0	(143)	93	(39.41)%
(7)	Roads Parking - Other Income	Income	(2)	(1)	(7)	(24)	(22)	1100.00%
(614)	Env Services - Crem - Cremations Income	Income	(743)	(364)	(349)	(605)	138	(18.57)%
(658)	Env Services - Refuse Collection- Trade Income	Income	(649)	(454)	(197)	(589)	60	(9.24)%
(23)	Env Services - Veh Main- Tyre Recharges	Income	0	0	(15)	(24)	(24)	0.00%
(69)	Env Services - RTS- Scrap Metal	Income	(31)	(18)	(36)	(89)	(58)	187.10%
(340)	Env Services - RTS- Tipping charges	Income	(298)	(174)	(193)	(377)	(79)	26.51%
(348)	Env Services - Waste Strategy Green Waste	Income	(370)	(370)	(348)	(348)	22	(5.95)%
(268)	Roads - Sales Fees and Charges	Income	(232)	(148)	(131)	(262)	(30)	12.93%
(525)	Env Services - Veh Main- Fuel Recharges	Income	(673)	(326)	(351)	(645)	28	(4.16)%
							(7)	

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTMATERIAL VARIANCESPERIOD 7: 1st April 2022 - 31st October 2022

<u>Out Turn</u> <u>2021/22</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2022/23</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Oct-22</u> <u>£000</u>	<u>Projection</u> <u>2022/23</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
0	CORPORATE DIRECTOR CORPORATE DIRECTOR	Employee Costs	148	79	0	0	(148)	(100.00)%
							(148)	
Total Material Variances							(224)	

EARMARKED RESERVES POSITION STATEMENT

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total</u>	<u>Phased Budget</u>	<u>Actual</u>	<u>Projected</u>	<u>Amount to be</u>	<u>Lead Officer Update</u>
	<u>Funding</u>	<u>P7</u>	<u>P7</u>	<u>Spend</u>	<u>Earmarked for</u>	
	<u>2022/23</u>	<u>2022/23</u>	<u>2022/23</u>	<u>2022/23</u>	<u>2023/24</u>	
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>& Beyond</u>	
					<u>£000</u>	
Renewal of Clune Park Area	2,417	0	81	120	2,297	Spend to date relates to legal support and security costs. Request for increased budget being considered.
Youth Employment	180	57	80	180	0	MA programme salaries and training programme ongoing. Full spend anticipated 22/23.
Repopulating/Promoting Inverclyde/ Group Action Plan	257	62	140	158	99	NRS £128k & Greenock Central Strategy £30k. Proposal to be developed for £99k balance.
Employability Initiatives	133	0	62	133	0	MA programme salaries and training programme ongoing. Full spend anticipated 22/23.
Climate Change	231	0	31	50	181	Report to ERR Jan 22 with commitments - £50k 22/23 for project development, balance towards net zero.
Roadside Trees	31	15	12	31	0	Ongoing programme of works.
COVID - Jobs Recovery	3,077	0	632	2,305	772	Existing MA, Kickstart, graduate, Future Jobs, part contribution to new MA programme and apprentice wage subsidy programme.
Roads Assessments due to parking prohibitions contained in the Transport Scotland Act 2019.	23	0	0	23	0	Planned programme this financial year.
Omicron Business Support Funding - Parking	170	170	170	170	0	Budget utilised to cover suspension of parking charges to 30/09/22.
Project Resource	150	0	0	50	100	Full spend anticipated. Some to be used to support the task force.
Omicron Business Support Funding - Business Support Initiatives	579	0	26	96	483	Business Support initiatives aimed at retaining employment, workforce development, business development, equipment and infrastructure investment approved at ER Aug 22
SG Employability Grant NOLB	1,035	0	16	145	890	MA programme salaries and training programme committed over more than 1 financial year.
Total Category C to E	8,283	304	1,250	3,461	4,723	

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration and Interim Director, Finance & Corporate Governance	Report No:	ER/23/01/03/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 712764
Subject:	Environment & Regeneration Capital Programme 2022/25 - Progress		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 The purpose of the report is to update the Committee in respect of the status of the projects within the 2022/25 Environment & Regeneration Capital Programme.
- 1.3 This report advises the Committee in respect of the progress of the projects within the Environment & Regeneration Capital Programme incorporating Roads and Environmental Services, Regeneration and Planning, Property and City Deal.
- 1.4 The Environment & Regeneration capital budget is £48.479m with total projected spend on budget. The Committee is projecting to spend £12.799m after net slippage of £3.428m (21.68%) being reported. No slippage is reported against the City Deal capital projects. Appendices 1-4 detail the capital programme.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Committee notes the current position and the progress on the specific projects of the 2022/25 Capital Programme and City Deal as outlined in the report and appendices.
- 2.2 It is recommended that the Committee agree to utilise £56,000 from the Greenock Towns Centre budget to meet the overspend on the Jamaica Street carpark project.

Alan Puckrin
Interim Director Finance & Corporate Governance

Stuart Jamieson
Interim Director Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

3.1 This report shows the current position of the approved Environment & Regeneration Capital programme reflecting the allocation of resources approved by Inverclyde Council on 24th February 2022. This effectively continues the previously approved 2021/24 Capital Programme to 2022/25. In addition to the core annual allocations funding was approved to address inflationary pressures in the RAMP and an initial allocation towards the approved Carbon Reduction Strategy.

2022/25 Current Capital Position

3.2 The Environment & Regeneration capital budget is £48.479m. The budget for 2022/23 is £16.227m, with spend to date of £4.713m equating to 29.0% of original projected spend. The current projection is £48.479m which means total projected spend is on budget.

3.3 The Committee is projecting to spend £12.799m in 2022/23 with net slippage of £3.428m (21.12%) being reported. This is an increase in slippage of £1.844m (11.42%) from the previous reported position and is mainly due to slippage in the Cycling, Walking and Safer Streets budget (£0.150m), SPT (£0.400m), Cremator Replacement (£0.441m), West Blackhall Street (£0.337m), the Nature Restoration Fund (£0.098m), Place Based Funding (£0.500m) and other minor movements across the remaining elements of the capital programme. Appendices 1-3 detail the capital programme.

3.4 City Deal projects are not included in the above Committee figures, the City Deal budget is £24.470m. The current projection for 2022/23 is £10.298m with no slippage being reported at this stage. Appendix 4 shows the financial position of the City Deal programme.

Roads and Environmental Services – Core Programme

3.5 Cycling, Walking & Safer Streets:

- The Cycle Route improvements from the Beacon Centre to Cartsburn roundabout are almost complete;
- Cycle storage installations are complete;
- Improvements to the N75 Cycle Route from Lady Octavia - Lighting and widening of track has started on site;
- Improvements in Kelburn Park and around the underpasses has started on-site;
- Improvements and widening from Container Way to Cinema is out to tender.

Officers are also progressing the design of the following reserve schemes.

- N75 Cycle Route Gourock Improvements from Gourock Station to Battery Park – Improvements at Cove Road and Tarbet Street;
- N75 Cycle Route Greenock Cartsburn Roundabout to James Watt Dock. – Land searches and purchasing of land to widen the footway;
- N75 Cycle Route Port Glasgow Kingston Dock to Port Glasgow - Improve signs and lines;
- N75 Cycle Route improvements to link to A8 down Sinclair Street.

3.6 SPT: Officers are progressing the following:

- Cycle Route Improvements - includes improvements to junctions, new road markings and new signage on the cycle route along Eldon Street, and lighting of the new cycle route at the Beacon;

- Speed reduction in Town Centres –Traffic Regulation Orders are out for public consultation;
- Quality Bus Corridor - Ongoing programme of works to improve the existing bus shelter infrastructure has started on-site;
- Port Glasgow Train Station Improvements – Agreement with Network Rail has been signed and works will start on-site January 2023.

3.7 **Road Safety Improvement Fund:** Funding has been paused from the Scottish Government.

3.8 **Spaces for People:** A consultant is currently designing the route in accordance with Cycling by Design 2021. Funded by Sustrans.

3.9 **Sustrans:** Lady Octavia to Devol Glen - Works to install street lighting along the path and carry out general path upgrade works has started on-site.

3.10 **Flood Risk Management Plan:** Officers are progressing the following:

- Gotters Water – Works have started on-site;
- Glen Mosston – The works are now complete.

3.11 **Kirn Drive Passing Places:** As per the Inverclyde Traffic Study update in 3.14 below, the Consultant has now commenced.

3.12 **Former St Ninian's School Site:** Further ground investigation to determine the condition and exact location of the mine shaft has taken place with location now confirmed. Work is now progressing via a borehole to establish if the mine has been fully capped.

3.13 **Participatory Budget:** Four carriageway resurfacing schemes and five footway resurfacing schemes are programmed to be delivered in 2022 as part of the Participatory Budget allocation as prioritised by public consultation. The Service is monitoring costs and programme to ensure full budget spend.

3.14 **Inverclyde Traffic Study:** The Consultant has now been appointed and has commenced a high-level study across Inverclyde to highlight traffic congestion hotspots.

3.15 **Larkfield Rd / George Rd:** Officers are continuing to progress the plans for the consultation on four proposed schemes.

3.16 **Kilmacolm Carpark:** Officers continue to progress the tender documents for the detailed design of the proposed car parks at the corner of Moss Road and Gilburn Road Kilmacolm and behind the Old Police Station.

Roads and Environmental Services – Roads Asset Management Plan

3.17 **Carriageways:** Eighteen of twenty-one carriageway resurfacing schemes, which includes four from participatory budget schemes, are now complete. Nineteen of twenty-two large carriageway patching schemes are also now complete.

3.18 **Footways:** Eleven of nineteen footway resurfacing schemes, which includes five from participatory budget schemes, are now complete. Six of nine large footway patching schemes are also now complete.

- 3.19 **Structures:** Minor bridge repair works and principal inspections are on-going. Dunrod Road subsidence site investigation was completed last month. The road remains closed on safety grounds and concrete barriers have been installed to prevent access. A design will be undertaken to determine potential remedial solutions and costs.
- 3.20 **Street Lighting:** Street lighting column replacement contract has been awarded, and site works to commence early January 2023. The completion of the transition to LED street lighting is now at 97% with further transition planned.
- 3.21 **Traffic Calming:** There is separate report to this committee on the traffic calming measures.

Roads and Environmental Services – Environmental Services

- 3.22 **Cremator Replacement:** As previously reported, the building contract was awarded and work has commenced for the alterations and extension of the Crematorium building. The Contractors site establishment is in place and trench fill foundations have been poured. The Contractor has encountered uncharted water and gas service pipework which has resulted in the need for temporary works and which will require to be rerouted as part of the ongoing works.
- 3.23 **Vehicle Replacement Programme:** As previously reported, following a review of the planned fleet replacement programme for the current financial year, it was confirmed that the projected expenditure would not be delivered. The main reasons for this are linked to a reduction in the level of discount received through procurement frameworks and the continuing impact of global supply chain issues. It will also noted that the programme required to be reviewed in the context of the Council's Net Zero Strategy and options for further fleet decarbonisation which is an action item within the recently approved Net Zero Action Plan. At present confirmed delivery dates would indicate that £350k will be delivered within this financial year.
- 3.24 **Dog Park:** Locations are being finalised for installation of fencing and other measures to support exercising of dogs.
- 3.25 **Overton Play Park Surrounds:** Vegetation cutback and other remedial activities are being programmed for Spring.
- 3.26 **Play Areas:** The new Lunderston Bay play area is complete with planning permission currently being sought for CCTV installation. Work on the remaining play areas has now commenced with completion expected in March 2023.
- 3.27 **Barrs Brae Steps:** Vegetation clearance complete and the remedial works required to the steps are being programmed.
- 3.28 **Nature Restoration Fund:** Works have commenced on path improvements and naturalised seeding. The development of the projects has previously been reported to Committee in October 2022. The service is currently engaged with procurement with a view to working with the Green Action Trust for those projects identified.
- 3.29 **Parks, Cemeteries and Open Spaces Asset Management Programme:** Works have been identified to the financial year end with some advancement of spend from 2023/24.
- 3.30 **Port Glasgow Sculpture:** The planting scheme has now been completed. Lighting installation is programmed for December 2022.

Regeneration and Planning – Core Regeneration

- 3.31 **Town & Village Centres - West Blackhall Street:** The construction cost for the approved scheme is in excess of the budget allocation available. Meetings have been held with Sustrans to determine their position on the schemes that are within budget and whether they would continue to be eligible for funding. A workshop is being scheduled to consider further options with Sustrans. Officers have been advised that there may be additional funding available to deliver the original scheme and are preparing a submission to Sustrans to be submitted for consideration early in the new year.
- 3.32 **Town & Village Centres - Jamaica Street Car Park:** The project is complete with the installation of the pay and display machines to follow. This included the site clearance and enabling works undertaken by Property Services as well as the car park construction undertaken by the Roads Service. The project has also experienced increased costs due to unforeseen ground conditions which will require virement of £56,000 from the Town and Village Centre budget.
- 3.33 **Town and Village Centres / Place Based Funding:** At the March Committee it was agreed to progress with the following projects from the 2021/22 allocation and these works have been instructed, with the exception of Inverkip which requires proposals against the allocation.

Property – Core Property Assets

- 3.34 **Greenock Municipal Buildings:** Officers are progressing the following:
- **Window Replacement Phase 6:** Windows for the project were delivered to the site at the end of November. Liaison with the Fire Museum staff has continued with relocation of items within the Greenock Municipal Buildings Campus to allow the works to proceed. Scaffolding now progressing and window installation to commence in new year following completion of roof works.
 - **Grand Corridor Offices Ventilation:** The works involve the provision of a permanent air handling unit (AHU) serving internal offices with limited natural ventilation. As previously reported the initial tender exercise resulted in a single tender return and it has not been possible to progress the project. The design proposals are currently being reviewed prior to re-tender and may involve amendment to existing statutory consents.
 - **Greenock Town Hall:** The project will address the last significant roofing project within the campus i.e. the Town Hall element including partial window replacement and ventilation improvements which will include works to the Council Chambers. Contract drawings are being prepared from the detailed survey information including ventilation strategy modelling via consultants. Investigations into suppliers and manufacturers for the windows is ongoing.
- 3.35 **Greenock Cemetery Complex (Ivy House):** Works are progressing towards final completion on site with the roof to the existing tower now substantially complete. Currently awaiting final power connection to the Bothy by Scottish Power Energy Networks to allow final testing and completion.
- 3.36 **Waterfront Leisure Complex Lifecycle Works:** The project addresses the replacement of the fire/panic alarm systems and replacement of emergency lighting. Site works commenced at the end of August and are progressing on site. Complex voids and more “public” areas are proving more difficult to progress to programme with an anticipated completion now set for end February 2023.

- 3.37 **Vehicle Maintenance Facility Drying Room Alterations:** The project involves internal alterations to provide more space for changing and storing wet clothes for drying including building services improvements. Works are now complete with client demonstrations provided.
- 3.38 **Sea Walls/Retaining Walls:** Provision of £100K was made in the 2020/21 budget to address the progression of surveys and mapping of Council assets in order to establish condition and any current/future capital project works required. As previously reported, a number of surveys have been taken forward with minor works undertaken at some locations and further minor works planned subject to tender exercise. Further surveys are planned and are awaiting the completion of detailed fee quotes by the specialist consultants. The scope and location of additional surveys will require to continue to be assessed by Officers, however, it should be noted that this wider exercise will be undertaken over time and available internal resources are currently being prioritised on delivery of the capital programme.
- 3.39 **Customhouse Square Risk Works:** An allocation of £300K was made from a total provision of £400K in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works. As previously reported two phases of work have been taken forward to address improvements to the existing cobbled roads surrounding Customhouse Square. There is insufficient funding remaining from the allocation to complete a third phase and it is proposed that the remaining £35K is allocated to the Watt Institute Lift project as outlined in 3.34 below.
- 3.40 **Watt Institute DDA Works:** An allocation of £100K was made from a total provision of £400K in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works. As previously reported the proposed project involves provision of a lift within the Watt Institute gallery space to address the lack of an accessible route to the upper exhibition floor. Tenders have been returned in excess of the pre-tender estimate due to a combination of factors including: a limited number of tender responses reflecting the nature of the works and its location within a grade A listed building, impact of current market and construction inflation; costs associated with ground investigation for, builderwork and formation of the lift pit including tie in at high level, being higher than anticipated; and the introduction of a new electrical distribution board to serve the lift. It is proposed to progress with the lowest compliant tender with the allocation increased via a contribution from the remaining risk/DDA budget as noted in 3.33 above and from a further allocation of £42K from the Core Property General provision. Property Services will now progress the necessary building warrant ahead of placing an order for the main lift works.
- 3.41 **New Ways of Working:** An allocation of £200K is available to progress alterations associated with the Delivering Differently change programme and the development and implementation of new modern ways of working within the Council. The most recent update to the November Policy & Resources Committee noted the proposal to mothball the James Watt Building from early 2022/23 and works have recently been completed at the Devol Centre and within the Enterprise Centre wing of the Port Glasgow Community Campus to facilitate relocation of staff from the James Watt Building. Further work is being programmed within the Greenock Municipal Buildings Campus and at Ingleston Park.
- 3.42 **Property – Minor Works (Demolitions / General / Inverclyde Leisure)**
- Former Scout Hall Demolition Drumshantie Road – Electrical disconnection anticipated mid-December with demolition works thereafter.
 - Endeavour Sculpture Restoration – Works are now complete.
 - Port Glasgow Town Hall Floor Refurbishment – Works have now been completed involving repairs to and sanding/sealing of the existing timber floor including refurbishment of the bar area.

- Port Glasgow Baths – Remedial work to structural steel columns is currently being progressed following identification of significant corrosion, resulting in temporary closure of the facility.

Property – Statutory Duty Works

- 3.43 **DDA/Equality - Greenock Town Hall Stage Lift:** Works to basement stores commenced on the 5th December with works in the Town Hall to commence in early January 2023 co-ordinated with the relocation of the Vaccination Clinic to Port Glasgow Town Hall.
- 3.44 **DDA/Equality – Port Glasgow Town Hall Lift Replacement:** The project involves the replacement of the existing lift which is nearing end of serviceable life and which requires to be enlarged to meet current standards. Building warrant drawings are being prepared. Works to the lift will be co-ordinated with the Vaccination Clinic use and is anticipated to commence in February 2023.

Asset Management Plan – Depots

- 3.45 **Kirn Drive Depot:** The June 2022 Committee noted the position regarding the project to address improvements to the existing Kirn Drive Civic Amenity facility. As previously reported, the existing Kirn Drive Depot building demolition and fuel tank removal is complete. The tender for the improvements to the Amenity facility has not been progressed pending decisions in respect of the forthcoming budget setting process.
- 3.46 **Pottery Street Depot Resilience Generator:** The project involves the provision of a generator at the Pottery Street depot to enable the depot to be used as an emergency coordination centre for the Council in the event of a black start or other widespread power failure. The works commenced on site at the end of November and are projected to be completed in December.

City Deal

- 3.47 **Greenock Ocean Terminal:** The Committee has been provided with regular updates on the progress of the project including the delays encountered throughout the construction phase. The works are now progressing towards completion with last remaining external cladding and flashing works and external works to paving and road surfaces. Internal works including final finishes and services installations are nearing completion. The contractor is currently reporting final completion in January 2023 linked to the final testing and commissioning of the building systems which has been impacted by the protracted electrical connection process for the building. Engagement continues with the various tenants and sub tenants of the facility to co-ordinate the final fit-out and interface works which are key to the full operation of the facility and, as previously reported, these elements are projected to continue beyond completion of the main building contract.
- 3.48 **Inverkip:** The project is to construct a signalised junction on the A78 at the easterly junction with Main Street, Inverkip and another signalised junction at Harbourside along with a new signalised roundabout. The project is being procured through the SCAPE framework. A number of sessions have been held with the Contractor to determine project cost. The Council has engaged an external legal advisor to support the development of the legal agreement with Scottish Power.
- 3.49 **Inchgreen:** The Joint Venture Board are now meeting on a regular basis. Dredging works are due to commence in November, with Quay wall repairs following once the quay wall pocket has been dredged. Services works are ongoing and demolition works are due to commence in January.

4.0 PROPOSALS

4.1 The Committee are asked to note the progress on projects and note that relevant reports will be brought back for Committee consideration as and when required.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial			X
Legal/Risk			X
Human Resources			X
Strategic (LOIP/Corporate Plan)			X
Equalities & Fairer Scotland Duty			X
Children & Young People's Rights & Wellbeing			X
Environmental & Sustainability			X
Data Protection			X

5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Jamaica Street Car Park	Other costs	2022/23	£56,000	Unallocated T&VC Budget	

Annually Recurring Costs/ (Savings)

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

5.3 Legal/Risk

N/A.

5.4 Human Resources

N/A.

5.5 Strategic

N/A.

6.0 CONSULTATION

6.1 This report has been prepared following consultation with the Interim Head of Property Services, the Head of Roads & Environmental Services, and Finance Services.

7.0 BACKGROUND PAPERS

7.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/22</u>	<u>Approved Budget 2022/23</u>	<u>Revised Est 2022/23</u>	<u>Actual to 31/10/22</u>	<u>Est 2023/24</u>	<u>Est 2024/25</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>£000</u>
Roads & Environmental Services								
Roads								
<u>Core Programme</u>								
Cycling, Walking & Safer Streets	493		493	343	148	150	0	0
SPT	1,275		1,275	875	79	400	0	0
Road Safety Improvement Fund	0		0	0				
Flooding Strategy - Future Schemes	1,402	331	295	295	90	776	0	0
Kirn Drive Passing Places	200	8	15	15		20	157	0
Former St Ninians School Site	195	-	75	25		170	0	0
Roads & Footways (Participatory Budgeting)	250	-	250	250	75	0	0	0
Feasibility Studies	90	-	90	45		45	0	0
Complete on Site	8	-	8	8		0	0	0
Roads - Core Total	3,913	339	2,501	1,856	392	1,561	157	0
<u>Roads Asset Management Plan</u>								
Carriageways	6,510		1,578	1,800	967	2,210	2,500	0
Footways	500		320	250	143	250	0	0
Structures	500		136	250	104	250	0	0
Lighting	950		368	300	73	650	0	0
Other Assets	300		203	150	93	150	0	0
Staff Costs	688		318	358	358	330	0	0
Roads Asset Management Plan Total	9,448	0	2,923	3,108	1,738	3,840	2,500	0
Roads Total	13,361	339	5,424	4,964	2,130	5,401	2,657	0
Environmental Services								
Cemetery Development	1,560	802	666	666	579	92	0	0
Cremator Replacement	2,144	194	1,161	720	56	1,200	30	0
Zero Waste Fund	220		100	100	14	60	60	0
Vehicles Replacement Programme	3,605		1,015	200	38	2,126	1,279	0
Dog Park	20	-	20	20		0	0	0
Murdieston/Thom Dam Area	25	19	6	6		0	0	0
Overton Play Park surrounds	40	11	29	29		0	0	0
Play Area Strategy	514		414	414	217	100	0	0
Play Areas complete on Site	2		2	2		0	0	0
Barr's Brae Steps	40	-	40	0		40	0	0
Nature Restoration Fund	248	-	248	150	3	98	0	0
Park, Cemeteries & Open Spaces AMP	672		95	150	123	322	200	0
Birkmyre Park Kilmacolm MUGA Upgrade	80	12	63	68	68	0	0	0
Environmental Services	9,170	1,038	3,859	2,525	1,098	4,038	1,569	0
ROADS & ENVIRONMENT TOTAL	22,531	1,377	9,283	7,489	3,228	9,439	4,226	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/22</u>	<u>Approved Budget 2022/23</u>	<u>Revised Est. 2022/23</u>	<u>Actual to 31/10/22</u>	<u>Est 2023/24</u>	<u>Est 2024/25</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>£000</u>
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,432	528	100		428	0	0
Central Gourock	150	130	20	20		0	0	0
T&VC - West Blackhall Street	3,712	125	487	150		3,437	0	0
T&VC - Jamaica Street Car Park	250	156	94	94	150	0	0	0
T&VC - Babylon Purchase & Demolition	680	441	114	114	109	125	0	0
T&VC - Other	835	293	342	342	15	200	0	0
T&VC - Complete on site	39		5	5		34		
Comet Replacement	541	-	0	0		541	0	0
Place Based Funding	1,259	-	1,259	759		500	0	0
Core Regeneration Total	9,426	2,577	2,849	1,584	274	5,265	0	0
<u>Public Protection:</u>								
Scheme of Assistance	2,469		640	850	296	886	733	0
Clune Park Regeneration	2,000	724	276	276	68	1,000	0	0
Public Space CCTV	201	186	15	0		15	0	0
Public Protection Total	4,670	910	931	1,126	364	1,901	733	0
Regeneration Services Total	14,096	3,487	3,780	2,710	638	7,166	733	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/22	Approved Budget 2022/23	Revised Est 2022/23	Actual to 31/10/22	Est 2023/24	Est 2024/25	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Property Assets								
Core Property Assets								
General Provision	4,789	-	398	54	12	2,735	2,000	0
Additional Covid pressure allowance - General	129	-	29	29	0	100	0	0
Feasibility Studies	270	164	31	31	0	75	0	0
Greenock Municipal Buildings - Window Replacement	548	273	265	200	0	75	0	0
Greenock Municipal Buildings - Air Handling	100	14	86	16	0	70	0	0
Greenock Cemetery_ Ivy House Replacement	500	166	295	295	149	39	0	0
Waterfront Leisure Centre Lifecycle Works	1,318	1,045	253	253	130	20	0	0
Various Garages/Stores Replacement	120	6	104	4	0	110	0	0
Vehicle Maintenance Facility Drying Room Alterations	115	-	95	110	0	5	0	0
Sea Walls/Retaining Walls	100	30	60	60	2	10	0	0
Customhouse Square - Risk/DDA Works	265	136	99	116	116	13	0	0
Watt Institute - Risk/DDA Works	252	5	106	18	0	229	0	0
Net Zero	350	-	50	50	0	300	0	0
New Ways of Working	200	-	0	50	0	150	0	0
Minor Works								
Farms	30		25	25	0	5	0	0
Minor Demolitions	20		20	20	0	0	0	0
Inverclyde Leisure Properties	200		73	200	117	0	0	0
General Works	211		111	111	66	100	0	0
Design & Pre-Contract	26		26	26	5	0	0	0
Reservoirs	100		50	100	3	0	0	0
Statutory Duty Works								
Electrical	30		30	30	7	0	0	0
Lightning Protection	10		10	10	0	0	0	0
Lifts	12		12	12	6	0	0	0
Water	30		30	30	12	0	0	0
Gas	11		11	11	5	0	0	0
Asbestos	50		50	50	1	0	0	0
Fire Risk	51		51	51	0	0	0	0
DDA/Equality	250		100	100	1	150	0	0
Former Asset Management Plan								
Depot Demolitions - Balance	56	-	5	5	0	51	0	0
Kirn Drive Civic Amenity Site / Craigmuschat Recycling Facility	407	132	146	38	38	237	0	0
Pottery Street Depot Resilience Generator	77	-	72	72	0	5	0	0
AMP Complete on site	84	-	41	41	0	43	0	0
					0			
Capital Works on Former Tied Houses	600	240	3	15	14	138	60	147
Complete on Site Allocation	541		427	367	163	174	0	0
Core Property Assets Total	11,852	2,211	3,164	2,600	847	4,834	2,060	147
Property Assets Total	11,852	2,211	3,164	2,600	847	4,834	2,060	147

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV005/23/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Inverclyde Strategic Housing Investment Plan 2023-2028		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 To secure funding every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP reinforces the role of the Council as the strategic housing authority for Inverclyde. It sets out the key investment priorities for affordable housing in Inverclyde over a five-year period to achieve the outcomes of the Local Housing Strategy (LHS) 2017-2022, and help the Scottish Government complete the delivery of 50,000 affordable homes; and deliver a further 110,000 affordable homes by 2032.
- 1.3 All local authorities were required to submit their SHIPs to the Scottish Government's More Homes Division Area Team by Friday 28 October 2022 via the Housing and Regeneration Programme (HARP). HARP is a web-based system designed to store consistent and accurate information about all local authority housing programmes.
- 1.4 As per agreed protocol and due to the date of this Committee meeting, The Scottish Government was advised that Inverclyde Council would submit a draft of the SHIP through HARP pending the decision on its approval at today's Committee meeting.
- 1.5 The SHIP 2023 - 2028 has been prepared in consultation with all our developing RSL partners and includes a full programme of affordable housing development proposals over the five-year period.

2.0 RECOMMENDATIONS

- 2.1 That the Committee:
- Approves the Strategic Housing Investment Plan for the five-year period from 2023 - 2028 for submission to the Scottish Government by Inverclyde Council; and
 - Notes the content and projects included in the Strategic Housing Investment Plan 2023 - 2028 as detailed at Appendix 1.

Stuart Jamieson
Interim Director, Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

- 3.1 The updated SHIP guidance (Guidance on preparing Strategic Housing Investment Plans, July 2022, attached) requires all local authorities to prepare and submit a new five-year SHIP by Friday 28 October 2022. The Scottish Government have been advised that due to scheduling, we submitted a draft SHIP pending the decision on Committee approval of the SHIP at today's meeting. The SHIP 2023 - 2028 sets out Inverclyde Council's priorities for affordable housing development and presents an overview of what might be achieved throughout Inverclyde over the next five years.
- 3.2 The SHIP is a rolling programme with annual updates. The 2023-2028 SHIP reflects the priorities contained in the 2017-2022 Local Housing Strategy. Members will be aware that the Council is currently developing the new Local Housing Strategy for 2023-2028. It is anticipated that some of the priorities in the new LHS will begin to be reflected in the next iteration in a year's time. Consultation on the LHS to date suggests that it is likely that these will include a greater emphasis on regeneration as opposed to new build with the emphasis in the latter moving more towards specialist provision.
- 3.3 The Scottish Government has additionally produced a revised SHIP guidance note in November 2022, again this will be reflected in future iterations of the SHIP. The main changes in the new guidance include:
- the circumstances under which individual 'second-hand' residential dwellings can be purchased through the programme have been expanded
 - information is given on the additional quality measures that are being phased - in to homes delivered through the programme
 - the requirement for grant recipients to participate in a programme of continuous improvement as a condition of grant
 - local authorities and local authority arms-length external organisations may now apply for funding to deliver homes for mid-market rent – and RSL subsidiaries, local authorities and local authority arms-length external organisations may now also apply for funding for cost over-runs and pre-completion adaptations
 - local authorities may now apply to recycle grant (to allow the sale of existing social rented homes on the open market, or for shared equity, or to convert the homes to mid-market rent)

4.0 STRATEGIC HOUSING INVESTMENT PLAN 2023 - 2028

- 4.1 Inverclyde has benefitted from significant investment in new affordable housing to address the housing priorities in our area which most reflect the needs of our residents. National and local housing providers have received around £80 million grant funding since 2017 from the Scottish Government's Affordable Housing Supply Programme (AHSP); and the Scottish Government's More Homes Division have notified us that our Resource Planning Assumption (RPA) for the next 3 years is £29.013m
- 4.2 The SHIP is the result of ongoing consultation with RSLs, the Scottish Government and HSCP. Similarly, discussions with Council colleagues such as those in Roads, Planning, Property Services and Legal are fundamental in helping to resolve issues and ensure the delivery of development proposals which contribute appropriate housing for the area.
- 4.3 Efforts are focussed on completing existing projects, however RSLs have put forward a series of proposals for new affordable housing developments across Inverclyde covering the planning

period from 2023 to 2028, and our Acquisition Programme aims to deliver around 40 new affordable homes across Inverclyde each year. The 'Summary of Inverclyde SHIP 2023 - 2028' table (see Appendix 1) provides details of all projects over the five-year period.

- 4.4 Depopulation coupled with negative projected household change will result in an increase in the number and proportion of single person households in Inverclyde. 4 out of every 10 households are expected to be single person households by 2029. The majority of these are projected to be inhabited by older persons, who generally wish to continue living independently in home and community settings. This requires serious consideration being paid to future housing provision, including Specialist Provision. By ensuring supply of wheelchair housing; providing specific dementia friendly accommodation; and increased use of technologies such as telehealth and telecare; we are confident that we can address the housing and health needs of our increasing older population and support independent living.
- 4.5 Scottish Government guidance (Guidance for setting of Local Housing Strategy targets to support the delivery of more Wheelchair Accessible housing, March 2019) requested a greater focus on the delivery of wheelchair accessible housing across each local authority area. A recent Interim Specialist Housing Provision Review highlighted the need for more wheelchair housing in Inverclyde. A key recommendation was for a new cross-tenure Wheelchair Accessible Housing Target seeking the provision of 5% of all new housing in Inverclyde to be wheelchair accessible.
- 4.6 The methodology which determines which projects are prioritised through the AHSP involves many considerations including suitability of proposed house type/mix; impact new housing might have on older stock in the area; and ownership of the land to be used for development. When asking for SHIP submission forms from our RSLs, Inverclyde Council stipulate that the projects which will be prioritised are those which achieve the best balance between the following categories:
- Reflect LHS outcomes (possible 3 points)
 - Address Housing Need and Demand (possible 6 points)
 - Deliverability (possible 8 points)

We continue to work with RSL and HSCP partners to monitor how successfully the highest priority projects meet the housing need for the area, their efficacy in helping to achieve the LHS outcomes, and their deliverability. This monitoring process ensures that the housing projects delivered in the area are those which best meet the needs of the population.

- 4.7 An annual Acquisition Programme has been agreed between the council, RSLs and the Scottish Government. Inverclyde will receive up to £2m grant funding (at a rate of 50% of purchase price, up to £50,000 per property) through the AHSP in the 2022/23 financial year. The AHSP funding will be matched by the contributing RSLs: Cloch Housing Association, River Clyde Homes, Link Housing, Larkfield Housing Association and Oak Tree Housing Association. The fundamental aims of the Acquisition Programme are:
1. To consolidate stock for management and improvement purposes.
 2. To secure stock where there is limited supply and limited development opportunities.
 3. To secure stock for households with particular requirements.

The partners involved in the Acquisition Programme aim to purchase up to 40 homes annually to add to the affordable housing stock within areas of existing housing in Inverclyde.

- 4.8 All stock owned by RSLs must meet Energy Efficiency Standard for Social Housing (ESSH) standards. ESSH aims to improve the energy efficiency of social housing in Scotland and contribute to the Scottish Government target to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045. All the projects in the SHIP will meet ESSH standards, 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.

5.0 AFFORDABLE HOUSING SUPPLY PROGRAMME - ACTIVITY UPDATE

5.1 Most sites have suffered delays due to the difficulties of building through the pandemic. However, several sites which commenced during the period of the previous SHIP are expected to be completed by April 2023.

5.2 Sanctuary Scotland

Former Health Centre at Duncan Street, Greenock (60 units) - A mixture of 1, 2, 3 and 4 bed houses and flats will be delivered in this Greenock town centre location, and they will reflect and compliment the fabric and dimensions of the existing homes in the area.

Inverclyde Council have been in discussions with our HSCP colleagues and Sanctuary to deliver units suitable for bariatric people and learning-disabled people and a mixture of tenures is proposed to provide the best affordable housing options for the area. It is anticipated that extra funding may be required to subsidise the mix of tenures, and to provide the alternative specifications for the supported living properties.

5.3 Link Group

Ravenscraig Phase 2, Greenock (49 units) - A mix of 2, 3 and 4 bed properties, including 3 wheelchair accessible homes and 9 amenity homes, are expected to be completed in 2023/24. The type of housing mix Link is delivering across the full 198-unit Ravenscraig development will support residents to live independently for as long as possible in their own homes and communities; it will improve community cohesion, lift local asset values and assist future regeneration.

Quarry Drive, Kilmacolm (20 units) - Subject to planning permission McTaggart & Mickel are progressing a development of 78 units at Quarry Drive, Kilmacolm. Fifty-eight units will be for private sale and twenty 1, 2, 3 and 4 bed units will be delivered in partnership with Link Group and Inverclyde Council for affordable housing. The properties will be let and managed by Larkfield. This development will provide affordable housing in an area of high demand and low affordable supply. To help provide affordable housing across all tenures in Inverclyde and with a view to addressing depopulation and ensuring cohesive communities, this proposed development will provide family homes for mid-market rent or low-cost home ownership and retirement/amenity homes for social rent and new supply shared equity. Four of the units will be wheelchair accessible

5.4 Trust Housing Association

Bay Street - Port Glasgow (24 units) - This four-storey block will provide twenty-four 2 and 3 bed flats of amenity and wheelchair housing for older people on land beside the A-listed Gourrock Ropeworks. 4 out of every 10 households within Inverclyde is expected to be a single person household by 2029 with a projection that the majority will be inhabited by older people, so this developments' housing size and type with level access and a 24-hour telecare system strategically aligns with the projected need and demand for housing for older people in the area. The town centre location and favourable topography of the site also lends itself to older people's housing. Site start is expected in early 2023, with anticipated completion in 2024/2025.

Trust HA very recently decided to pull out of developing this site for business reasons relating to the ongoing supply change challenges. The site owners are in discussions with another RSL and hope to deliver this development within existing timescales and to the expected type.

5.5 Oak Tree Housing Association

Strone Farm - Greenock (15 units)

A mix of 2 and 3 bed properties and a 4-bed home to address the requirement for additional larger family homes in the area will be provided at this site. There are current delays to completion as the original developer struggled to meet the rise in supply chain costs resulting from Brexit and the Covid 19 Pandemic, (even with an additional grant funding supplied by the Scottish Government), and their contract has now been terminated. Another contractor will be procured to complete the contract and it is now anticipated that site completion will take place in 2023.

5.6 Delivery Partner To Be Confirmed

Clune Park – Port Glasgow (100-120 units)

Members will be aware that the Clune Park estate has been on Inverclyde's SHIP slippage programme for a number of years. Clune Park has been identified as a Priority Place (for redevelopment) since the Local Development Plan was adopted in 2019. Although the Housing chapter within the proposed LDP has not been taken forward Clune Park continues to be identified by the Council as a Priority Place for housing led regeneration. The regeneration of the site will contribute to a number of the draft outcomes of the Local Housing Strategy 2023-2028 while also remediating a site which poses a number of other challenges. Over the last 18 months the Council has continued to acquire properties in the Clune Park estate, now owning more than half of them, and has plans to acquire the remainder. A number of meetings were also held in 2022 with the Scottish Government and potential partner RSLs to discuss the regeneration of Clune Park. It is therefore appropriate to move Clune Park from the slippage programme at this point.

During 2023 it is the Council's intention to develop an updated Vision and Masterplan for the site. It is intended that this will then lead to the appointment of a RSL as a development partner to take the project forward through the SHIP in future years. At this point it is proposed that the project proceed in two phases, Phase 1 being the redevelopment of the School, Church and Resource Centre Site and Phase 2 being the main Clune Park crescent comprising the North side of Robert Street, Maxwell Street, Clune Park Street, Wallace Street, Bruce Street and Caledonia Street.

6.0 IMPLICATIONS

6.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	
Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

6.2 **Finance**

The Scottish Government's More Homes Division have notified us that our Resource Planning Assumption for the next 3 years is £29.013m.

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					

6.3 **Legal/Risk**

None.

6.4 **Human Resources**

None.

6.5 **Strategic**

The SHIP 2022/23 - 2026/27 addresses all 6 outcomes of the Inverclyde Local Housing Strategy (LHS) 2017 - 2022.

6.6 **Equalities and Fairer Scotland Duty**

None.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA 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 – Assessed as not relevant under the Fairer Scotland Duty.
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6.7 Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

6.8 Environmental/Sustainability

Summarise any environmental / climate change impacts which relate to this report.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

6.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

7.0 CONSULTATION

7.1 This report has been prepared in consultation with the following:

- Developing RSLs operating within the Inverclyde Council area.
- All other RSLs operating within the Inverclyde Council area.
- Inverclyde Council's Roads, Planning, Property Services and Legal services.
- Inverclyde Health & Social Care Partnership, and
- Scottish Government More Homes Division, Glasgow and Clyde Area Office

8.0 BACKGROUND PAPERS

8.1 None.

Appendix 1

Inverclyde Strategic Housing Investment Plan 2023 – 2028

Introduction

In March 2021, the Scottish Government published its first long-term national housing strategy 'Housing to 2040' which outlines what it wants housing and communities to look and feel like for the people of Scotland. Housing to 2040 reinforces the Scottish Government's commitment to continue to invest in the supply of affordable housing, and the Scottish Government's Programme for Government 2021/22 included a commitment for a target to deliver 110,000 affordable homes by 2032, with at least 70% of these for social rent.

The Scottish Government has committed to invest over £3.44 billion in affordable housing over this parliamentary term to deliver more affordable and social homes, continuing to ensure the right types of homes in the right places, reflecting and supporting Local Housing Strategies and regional development priorities. The Programme for Government 2022/23 states that a new Housing Bill will be introduced by the end of this parliamentary year which will begin to deliver further aspects of Housing to 2040.

To secure funding, every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP reinforces the role of the local authority as the strategic housing authority. It informs the Scottish Government of the key investment priorities for affordable housing in Inverclyde to achieve the outcomes of the Local Housing Strategy (LHS) 2017- 2022 (LHS 2023-2028 exp. Jan 2023). The SHIP is utilised in the preparation of a Strategic Local Programme Agreement that sets out the planned programme across the local authority for the year. Affordable Housing Supply Programme (AHSP) funding is available to deliver:

- new build units (which could include 'off the shelf' purchases from developers)
- acquisition of 'second hand' stock for sale on the open market
- remodel/ rehabilitate/ convert existing properties where this is considered a strategic priority

The Scottish Government's More Homes Division have notified Inverclyde Council that our Resource Planning Assumption (RPA) for the next 3 years is £29m:

Year	2023-24	2024-25	2025-26	Total
Inverclyde RPA	£ 9.595m	£ 9.629m	£ 9.789m	£29.013m

More Homes are aware that there are some local authority areas for whom it may be challenging to spend their full RPA allocation. Any RPA which is not spent in one area will be reallocated to another local authority as necessary.

Delivery of the housing projects included in the SHIP requires close collaboration between a range of stakeholders including Registered Social Landlords (RSLs), the Scottish Government's More Homes Division, the Health and Social Care Partnership and other services within the council, including Planning, Roads and Property Services. Assumptions and forecasts are based on information available at the time of preparation and are therefore subject to refinement and alteration as projects are developed. It is not uncommon for a project to fall out of the SHIP due to any number of development constraints.

Along with the economic and regeneration benefits for the area, below are some of the social benefits of delivering new affordable homes in Inverclyde:

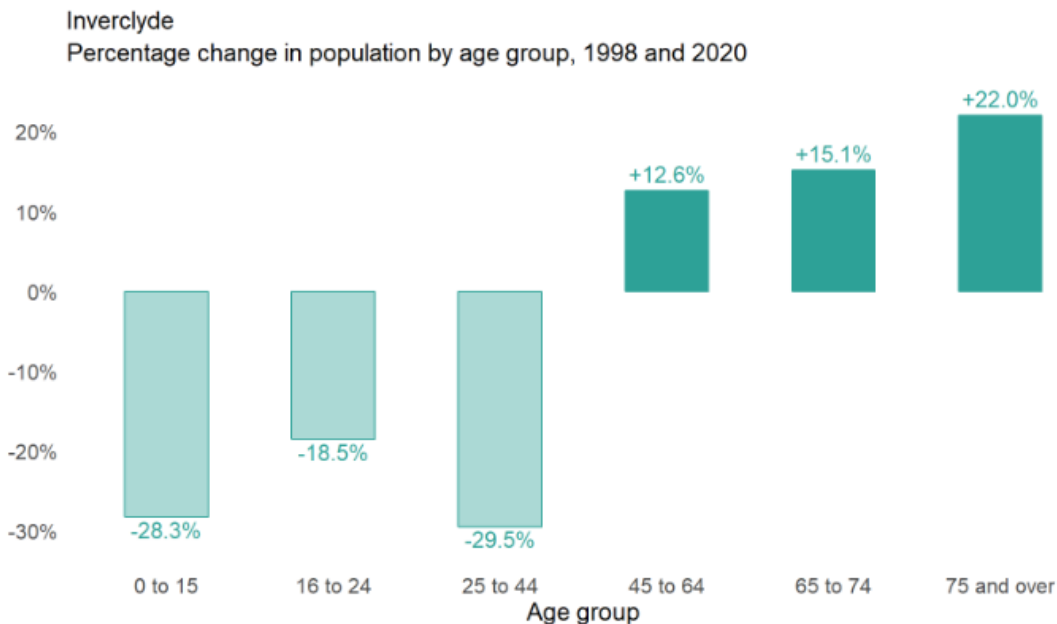
- Supporting improved health and education outcomes through delivery of high-quality homes
- Enhancing quality of life for residents inside and outside of their homes
- Meeting the challenge of demographic change by providing accessible and adaptable homes
- Improving access to fit-for-purpose and energy-efficient homes

Covering the 5 year period, 2023/24 - 2027/28, this SHIP Supporting Statement and corresponding programme table (Appendix 1) sets out the key investment priorities and projected grant requirement to deliver affordable housing in the Inverclyde area. AHSP completions throughout the current LHS Period (2017 to 2022) can be found at appendix 2 and the Affordable Housing Supply Programme process can be found at Appendix 3.

Demographics

The latest mid-2021 population estimates, published by the National Records of Scotland show that between 1998 and 2021, the population of Inverclyde has decreased by 8.9%. This is the highest negative percentage change out of the 32 council areas in Scotland. Over the same period, Scotland's population rose by 8.2%.

National projections predict a continuing population decline, the population of Inverclyde is estimated to reduce by a further 13% by 2040. The population is also ageing as can be seen in the chart below:



The declining and ageing population leads to a reduction of family-sized and working age households, and will have serious implications for the local economy in terms of lower tax contributions, and an increase in the required provision of care and suitable housing. It will put further pressures on already stretched services.

Depopulation coupled with negative projected household size will result in an increase in the number and proportion of single person households in Inverclyde. 4 out of every 10 households are expected to be single person households by 2029. The majority of these are projected to be inhabited by older people who generally wish to continue living independently in home and community settings. The changing demographics requires consideration on future housing provision, including Specialist Provision, and has informed the housing size and type being delivered in Inverclyde through the Affordable Housing Supply Programme in recent years.

However reversing population decline is the first priority of Inverclyde's Outcome Improvement Plan:

Priority Action 1: 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.

Therefore we understand the imperative to deliver a suitable affordable housing offer to reflect population projections; but we also have to determine how best to balance the housing offer which would address requirements expressed in population projections with the strategic ambition of regenerating and repopulating the area with families and working age residents.

The affordable housing section of the upcoming Quarry drive site in Kilmacolm can be seen as a microcosm of the competing housing demands across Inverclyde; and the mix and tenure options proposed provides appropriate solutions. The development will provide a mixture of retirement/amenity homes, and family homes to both attract young families into the area and provide an affordable housing solution to allow young families to remain in the area. Wheelchair accessible housing will also be provided. Low cost affordable housing for sale and mid-market rent options will further increase the affordable housing options in the area.

SIMD

In January 2020, The Scottish Government published the Scottish Index of Multiple Deprivation (SIMD). The SIMD is the Scottish Government's official tool for identifying places in Scotland suffering from deprivation. It uses data relating to multiple aspects of life (income, employment, health, education, access, crime and housing) in order to gain the fullest possible picture of deprivation across Scotland.

The SIMD report on 28 January 2020 identified Inverclyde as the area with the largest local share of deprived areas. 32% of Inverclyde's data zones were in the 10% most deprived data zones in Scotland, and 45% of data zones were among the 20% most deprived in Scotland. Greenock Central was ranked as the most deprived data zone in Scotland.

Local Housing Strategy

The Inverclyde LHS 2017 - 2022 sets out the strategic policy approach of the Local Authority and its partners to deliver high quality housing and housing related services across all tenures to meet identified need in Inverclyde.

The Inverclyde LHS was designed to overcome many of the challenges that face social tenants, private tenants, home owners and homeless people of Inverclyde; and help us to achieve our vision, aims and outcomes by 2022.

It identified 6 outcomes which the SHIP will help the council and its partners meet:

- Outcome 1: Provide a supply of good quality affordable housing solutions across all tenures
- Outcome 2: Sustainable, attractive and well-designed communities with well-functioning town centres
- Outcome 3: Prevent homelessness where possible through provision of ongoing support to meet the needs of individuals
- Outcome 4: People supported to live independently for as long as possible in their own homes and communities
- Outcome 5: Tackle fuel poverty and contribute to meeting the climate change target
- Outcome 6: Improve stock condition across all tenures

The LHS sets out Housing Supply Targets (HST) for private and affordable housing and the SHIP establishes priorities to achieve the affordable HST and related outcomes. 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.

Inverclyde is one of the few local authority areas with a population which is projected to decrease, however the annual HST reflects the continued need to replace poor quality, unsuitable and unsustainable stock and to provide additional choice in the private sector.

Ongoing stakeholder consultation incorporating the Scottish Government's Housing to 2040 vision and principles will determine the key housing issues for Inverclyde and inform development of the next Inverclyde LHS throughout 2022, to be in place for the 2023 - 2028 period. It is expected that the new Local Housing Strategy will have a significant impact on the shape of the SHIP going forward with the possibility of a greater emphasis on housing regeneration rather than new build and more focus on specialist housing provision reflecting Inverclyde's changing demographic.

Housing Need and Demand Assessment

A Housing Need and Demand Assessment (HNDA) has a prescribed form and function in statutory guidance. It is a key evidence base for strategic development plans and housing strategies.

The current LHS was informed by the HNDA co-produced by the Strategic Development Authority for the region, Clydeplan, and the eight Glasgow City Region Housing Authorities who collaborate through the Glasgow Clyde Valley Housing Market Partnership. The HNDA provides a robust and credible evidence base to support each authority's LHS and Local Development Plan. The LHS is prepared every 5 years, and requires the evidence base included in the HNDA to be regularly reviewed and updated.

While the HNDA is firmly rooted in evidence and has helped inform local housing requirements, it has also highlighted areas where further local research needs to be conducted in order to fully understand local needs and demands, and to address them appropriately through inter-agency

work and partnership arrangements. For example, the current HNDA (HNDA2) recommended further local research on the impacts of poor quality and lower demand housing in Inverclyde, and on the availability of wheelchair accessible housing.

Inverclyde's Housing Strategy and Planning Policy teams are partners within the Glasgow Clyde Valley Housing Market Partnership which is responsible for developing the new Glasgow and Clyde Valley HNDA (HNDA3). Work on HNDA3 has been ongoing with sign off expected by autumn 2022. This will provide the Housing Strategy team and partners with a robust and credible evidence base to develop the next iteration of the Inverclyde LHS.

Local Development Plan

The Local Development Plan (LDP) sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and is the document the Council uses to determine planning applications and provide advice on development proposals.

Developers appealed Inverclyde Council's decision to adopt our LDP in August 2019 on the basis that it did not provide sufficient land for housing. In July 2020, the Court of Session decided to uphold the appeal and quash Chapter 7 of the LDP ('Our Homes and Communities'). This left the Council without a planning policy framework for housing development, residential areas and community facilities and a decision was made to prepare a new LDP based on the new guidance under the 2019 Planning (Scotland) Act.

Within the Inverclyde villages (Kilmacolm, Quarriers Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing in these areas, the draft Inverclyde LDP will include a 25% affordable housing requirement on any greenfield development sites in the Inverclyde villages; and discussions are taking place around extending the affordable housing policy due to upcoming large sites outwith greenfield sites in the villages.

Any of the housing types (tenures) listed below can contribute to affordable housing provision:

- Social rented
- Subsidised low cost housing for sale
- Unsubsidised low cost housing for sale
- Mid-market or intermediate rented

The draft LDP recommends that developers engage in early discussions with the Council's Housing Strategy Team and Registered Social Landlords to determine the appropriate unit number and type required in the local area. The draft LDP will also include the Wheelchair Accessible Policy to help to increase the supply of wheelchair housing in Inverclyde.

Affordable Housing Supply Programme

Following the delivery of over 1000 new affordable homes over the past few years in Inverclyde we are now seeing a reduction in proposed newbuild developments. The majority our RSLs are now entering a period of relative consolidation due to current challenges related to materials, supplies and labour; consideration of the impact of additional affordable housing on existing stock in an area of depopulation; and a wish to assess the latest outcomes and proposed actions from

our latest LHS which is due in early 2023. The latest LHS will be informed by a series of recent housing studies and an Inverclyde wide survey of house condition.

Our recent new build impact assessment study showed that while there continues to be demand for social housing in Inverclyde and the turnover of RSL stock does not meet the demand expressed in the housing registers, the demand for and popularity of our stock is significantly lower than the Scottish average. The number of long term voids is increasing and some RSLs have very long average re-let times. The study found that overall the effect of recent new development will result in older lower demand stock becoming less popular and less able to meet energy efficiency and safety standards in its current condition.

As a stock transfer authority the council relies on its partnerships with RSLs to deliver new housing in Inverclyde. Inverclyde Council are in agreement that this relative pause in the delivery of new build housing is the correct approach for Inverclyde at this time. A continuation of the delivery of additional affordable housing in the area on the scale of recent years would be unwise in challenging times for house builders, and without full assessment of the requirements of existing housing stock. However, the completions over recent years will ensure that we exceed our Housing Supply Target for affordable housing in the current LHS.

We will have a clearer picture on requirements for future development following the production of our new LHS. We are engaged in robust discussions with our housing partners and wider stakeholders to deliver our new LHS which, along with helping to realise national Planning ambitions, will also be informed by current local studies such as the Central Greenock study and the upcoming Port Glasgow study.

The Scottish Government's draft fourth National Planning Framework detailed current consensus on the issues to be addressed such as achieving net zero; fostering resilient communities; 20 minute neighbourhoods; and delivering a well-being economy and better, greener places. Key opportunities to achieve this will include:

- A strong preference for reusing existing buildings before new development proceeds; and
- strengthening support for development in town centres

Completion of the current development programme remains our priority but the Council and our stakeholders will also continue to identify the most appropriate way for additional affordable housing to meet the outcomes of our LHS. We will reinstate our RSL Liaison Group meetings following production of our LHS to ensure that our future AHSP delivers on the revised actions and outcomes of the new LHS. We will continually address additional housing requirements whether this is in the form of providing additional new build units, open market acquisitions, or remodelling existing properties.

Affordable Housing Supply Programme - Activity Update

Most sites nearing completion have suffered delays due to the difficulties of building through the pandemic. However, a number of sites which commenced during the period of the previous SHIP are expected to be completed by April 2023. Appendix 2 details the affordable housing completions from 2017-2022 in Inverclyde.

Sanctuary Scotland

Sanctuary Scotland were announced winners in the 'Best affordable housing development – less than £20m' category of the 'Excellence in Development for Affordable Housing' awards in September 2022.



The UK wide Chartered Institute of Housing award recognises design, location, community engagement, and partnership working. The new, affordable and sustainable homes delivered through the AHSP consists of 96 properties across Port Glasgow and Greenock.

Former Health Centre at Duncan Street - Greenock (60 units)

A mixture of 1, 2, 3 and 4 bed houses and flats will be delivered in this Greenock town centre location and they will reflect and compliment the fabric and dimensions of the existing homes in the area.

Inverclyde Council have been in discussions with our HSCP colleagues and Sanctuary to deliver units suitable for bariatric people and learning disabled people and a mixture of tenures is proposed to provide the best affordable housing options for the area. It is anticipated that extra funding may be required to subsidise the mix of tenures, and to provide the alternative specifications for the supported living properties.

[Link Group](#)

Ravensraig Phase 2 - Greenock (49 units)

A mix of 2, 3 and 4 bed properties, including 3 wheelchair accessible homes and 9 amenity homes, are expected to be completed in 2023/24. The type of housing mix Link are delivering across the full 198 unit Ravenscraig development will support residents to live independently for as long as possible in their own homes and communities; it will improve community cohesion, lift local asset values and assist future regeneration.



Quarry Drive - Kilmacolm (20 units)

Subject to planning permission McTaggart & Mickel are progressing a development of 78 units at Quarry Drive, Kilmacolm. Fifty eight units will be for private sale and twenty 1, 2, 3 and 4 bed units will be delivered in partnership with Link Group and Inverclyde Council for affordable housing. The properties will be let and managed by Larkfield. This development will provide affordable housing in an area of high demand and low affordable supply. To help provide affordable housing across all tenures in Inverclyde and with a view to addressing depopulation and ensuring cohesive communities, this proposed development will provide family homes for mid-market rent or low cost home ownership and retirement/amenity homes for social rent and new supply shared equity. Four of the units will be wheelchair accessible

Trust

Bay Street - Port Glasgow (24 units)

This four-storey block will provide twenty-four 2 and 3 bed flats of amenity and wheelchair housing for older people on land beside the A-listed Gourrock Ropeworks. 4 out of every 10 households within Inverclyde is expected to be a single person household by 2029 with a projection that the majority will be inhabited by older people, so this developments' housing size and type with level access and a 24 hour telecare system strategically aligns with the projected need and demand for housing for older people in the area.



Also the town centre location and favourable topography of the site lends itself to older people's housing. Site start is expected in early 2023, with anticipated completion in 2024/2025.

Oak Tree Housing Association

Strone Farm - Greenock (15 units)

A mix of 2 and 3 bed properties and a 4 bed home to address the requirement for additional larger family homes in the area will be provided at this site. There are current delays to completion as the original developer struggled to meet the rise in supply chain costs resulting from Brexit and the Covid 19 Pandemic, (even with an additional grant funding supplied by the Scottish Government), and their contract has now been terminated. Another contractor will be procured to complete the contract and it is now hoped that site completion will take place in 2023.



Delivery Partner – To be Confirmed

Clune Park Port Glasgow (approx. 100-120 units)

The Clune Park estate has been on Inverclyde's slippage programme for a number of years. During 2023 it is the Council's intention to develop an updated Vision and Masterplan for the site. It is intended that this will then lead to the appointment of a RSL as a development partner to take the project forward through the SHIP in future years. At this point it is proposed that project proceed in two phases, Phase 1 being the redevelopment of the School, Church and Resource Centre Site and Phase 2 being the main Clune Park crescent comprising the North side of Robert Street, Maxwell Street, Clune Park Street, Wallace Street, Bruce Street and Caledonia Street.

Use of different methods of construction in the delivery of affordable housing

Modern Methods of Construction (MMC) is a wide term that includes a range of off-site manufacturing and on-site techniques that provide alternatives to traditional house building methods. MMC can offer better thermal performance and a reduction in the building's maintenance costs. As a result, ensuring properties in the area are in demand and also offering our residents energy efficient properties to reduce the impact of energy prices on households and to tackle fuel poverty.

Inverclyde Council has partnered with our RSLs to improve the quality of affordable social rented housing in the area. All new homes built in Inverclyde include high levels of insulation, large double-glazed windows and photovoltaic panels allowing for reduced bills. Furthermore, on recent developments some separate sites have shared resources in design and construction. A number of the same sites had the same components which were constructed off site, therefore applying the Scottish Government principles of benefitting from sharing design resources; procuring more goods for cost effectiveness; adopting common specifications/designs; and the use of off-site construction.

Inverclyde Council are continually striving to transform our local authority area and we recognise that one of the keys to achieving our ambitions is to provide highly desirable housing. We understand that maximising the potential of innovative design and construction techniques allows us to deliver a greater number of greener homes, which assists us in our goal of providing sustainable neighbourhoods and other economic opportunities.

Homelessness and the RRTP

The Covid-19 pandemic has fundamentally changed the homelessness picture within Inverclyde with an increase in homelessness presentations due to people no longer being able to remain in their previous accommodation for a variety of reasons; in particular with increasing numbers of young people presenting as homeless through family breakdown.

In order to respond to the increased presentations, a greater number of temporary furnished flats was required and local RSLs have supported this by providing additional flats to the Homelessness service.

Local Authorities must produce a Rapid Rehousing Transition Plan (RRTP), and develop the plans in collaboration over a planned and costed phase of 5 years (2019 -20 to 2023-24).

An RRTP governance structure has been created involving a range of stakeholders to oversee the delivery of the RRTP in Inverclyde, to tackle the ongoing impact of Covid-19, and to ensure that strategic housing priorities are aligned and are consistent with RRTP priorities. The RRTP Steering Group leads the governance relating to the RRTP and in October 2020 a Rapid Rehousing Partnership Officer was employed to coordinate delivery of the RRTP.

In association with RSLs, and to address a key requirement of the RRTP of reducing time spent in temporary accommodation, Inverclyde Homelessness Service commenced a process of 'flipping' temporary furnished accommodation into permanent tenancies. Considerations must

be made on the homeless applicant's preferred location, and the inherent difficulties of replacing flipped properties to ensure an appropriate supply of temporary accommodation is maintained.

The Homelessness Service are members of the Acquisition Programme Delivery Group which enables them to highlight properties for sale on the open market to RSLs, and be informed when RSLs purchase properties suitable for their client group. This will help to maintain an appropriate supply of emergency temporary accommodation while continuing to quicken access to local settled housing options.

The Homelessness Service is considering further housing options to address homelessness through discussions with owners of currently empty homes; increasing access to the private rented sector by working collaboratively with private landlords; and by investigating a programme of leasing private rented tenancies.

Independent Living

All of our new build stock will benefit from the requirement to align with Housing for Varying Needs standards which will ensure that properties can be more easily adapted to suit the needs of our older and mobility impaired populations.

We have also been exploring different ways of supplying housing more suitable to older residents with our RSL and HSCP partners. By providing specific dementia friendly, amenity and wheelchair accommodation; and utilising 24 hour care services allied to technologies such as telehealth and telecare; we will continue to address the housing and health needs of our increasing older population. Around 100 wheelchair or amenity units suitable for older or mobility impaired residents have been delivered in the area recently through the AHSP. This number doesn't include the dementia friendly units included at St Stephens and further amenity and wheelchair accessible homes will be delivered in the near future.

Inverclyde Council have also been in discussions with our HSCP colleagues and Sanctuary Scotland to deliver units suitable for bariatric and learning disabled people to further assist independent living within a town centre location at Duncan Street in Greenock.

Wheelchair Accessible Housing

The Scottish Government are committed to reviewing the Housing for Varying Needs design guide, and to introducing new building standards from 2025/26 to underpin a Scottish Accessible Homes Standard which all new homes must achieve. In the meantime, our wheelchair housing will, as a minimum, comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in the current Housing for Varying Needs design guide. We also work closely with our RSLs and HSCP to ensure bespoke wheelchair accessible housing is delivered where required, and that we meet our wheelchair accessible housing target.

A recent Interim Specialist Housing Provision Review highlighted the need for more wheelchair housing in Inverclyde. A key recommendation was for a new cross-tenure Wheelchair Accessible Housing Target seeking the provision of 5% of all new housing in Inverclyde to be wheelchair accessible. This recommendation was discussed during the consultation process of Inverclyde's Proposed LDP. The Proposed LDP received Committee approval for the implementation of a new Wheelchair Accessible Housing Policy: "POLICY 21 - WHEELCHAIR ACCESSIBLE

HOUSING - The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units.” Therefore all new developments in Inverclyde are now required to provide wheelchair accessible housing, regardless of tenure.

RSLs have delivered more than 100 affordable wheelchair accessible homes in Inverclyde through the AHSP, however the new Wheelchair Accessible Housing Policy now also requires private developers to provide wheelchair accessible homes on future sites in Inverclyde, increasing housing options for residents. Further, Inverclyde’s Acquisition Programme helps our housing partners to secure stock in areas of existing housing, providing additional housing options in suitable locations where households have particular requirements.

Child Poverty

As set out in ‘Every Child, Every Chance’, the Scottish Government’s Tackling Child Poverty Delivery Plan, access to warm and affordable housing for families living on low incomes is a key factor in tackling child poverty.

All stock owned by RSLs must meet Energy Efficiency Standard for Social Housing (ESSH) standards. ESSH aims to improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases. The revised ESSH2 target confirmed in 2019 is for all social housing to meet Energy Performance Certificate Band ‘B’ rating, or to be as energy efficient as is practicably possible by the end of December 2032. All of the projects proposed and delivered through the SHIP will strive to meet ESSH2 standards and help to tackle fuel poverty by increasing energy efficiency and reducing the amount of energy required to heat the home. Further, our housing partners will target net zero emissions from affordable housing delivered through the AHSP over the next few years.

From 2013 to date Inverclyde Council has secured over £14.6m ‘Energy Efficient Scotland, Area Based Schemes (ABS) funding from the Scottish Government. Working in collaboration with RSLs, over 2,456 households in or at risk of fuel poverty have received energy efficiency measures to help reduce energy usage and costs. The total funding to date includes £1.4m for 2022/23 where a further 159 energy efficient measures will be provided to households by the end of June 2023, continuing to make homes more energy efficient and cheaper to keep warm and dry.

The high quality, energy efficient new affordable homes delivered through the AHSP plus the success of the ABS programme is improving communities; assisting future regeneration; and most importantly helping to tackle child poverty.

Quality affordable housing solutions across all tenures

The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents. Affordable Housing includes homes for social rent, low cost home ownership/shared equity, shared ownership, mid-market rent and private sector housing delivered below market cost. We continue to investigate a number of low cost housing options and their viability across various sites to address repopulation by increasing the supply of good quality affordable housing solutions across all tenures.

Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. The reasons for population changes are varied and complex, however the availability of good quality housing in places where people want to live is a significant factor.

Attracting suitable private house building in Inverclyde is key to regenerating and repopulating the area, and we are discussing the delivery of a variety of affordable housing options alongside private homes at Quarry Drive. Providing a mix of private and affordable housing on the same site will help to deliver an intergenerational, sustainable community. It will cater for younger people and families who require affordable housing but do not qualify for, or simply do not wish to live in, socially rented properties; and for older people who may want to downsize or move to more supported accommodation.

A variety of appropriate affordable housing allied to proposals for additional private housing will help to retain and attract residents and maintain sustainable communities as part of a wider effort to address population decline. We are seeking to set up a series of meetings with RCH to discuss the expected impact of their latest asset management plan and how it aligns with the requirements of the stock transfer agreement. This will include discussion on how the sale of land assets could attract private investment and contribute to the repopulation of Inverclyde.

Delivering new housing is not always the most appropriate method of meeting housing need. Improving housing is the third top priority for people in Scotland after education and the economy, and the condition of some of the private stock in Inverclyde is substandard. This can contribute to public health issues and make the area less appealing to private developers.

We have commissioned a House Condition Survey which will provide us with current and robust data on areas to target. Meanwhile a lack of factoring arrangements within some mixed tenure areas has led to difficulties in delivering common repairs and improvement works and discussions were had with local RSLs on whether acquisition of 'second hand' stock for sale on the open market might be the most appropriate method of meeting housing need.

Acquisition Programme

Inverclyde Council discussed with partners the benefits of using a proportion of AHSP funding to help purchase stock for sale on the open market as an appropriate method of meeting strategic housing objectives in Inverclyde.

It was decided that an Acquisition Programme would complement the new build programme and provide additional affordable housing in areas of existing housing. Buying properties from the market allows us to repair, renovate and regenerate; while also continuing to address the need for additional specialist provision and homeless accommodation in areas where new homes cannot be built.

An agreement was reached between the council, contributing RSLs and More Homes division which would allow us to deliver on the fundamental aims of our Acquisition Programme:

1. To consolidate stock for management and improvement purposes.
2. To secure stock where there is limited supply and limited development opportunities.
3. To secure stock for households with particular requirements.

With terms that Inverclyde would receive up to £2m grant funding (at a rate of 50% of purchase price, up to £50,000 per property) through the AHSP on an annual basis. More Homes also confirmed that where a property would meet identified specialist provision needs but the usual grant limit would not be sufficient to purchase the property, consideration will be given to a higher grant contribution.

As part of Inverclyde Council's commitment to the Acquisition Programme it was agreed that the Affordable Housing Fund can be used to support any acquisitions where partners agreed a purchase would address a significant need but where market value exceeds £100k.

An Acquisition Programme Delivery Group was established with membership from Housing Strategy, RSLs, HSCP and Homelessness, to ensure that all 3 strategic objectives are considered, and to provide a swift response to suitable opportunities on the market. The Programme continued on the same terms into its second year in 2022/23 and contributing RSLs have all expressed a desire to continue the programme in the 2023/24 financial year.

Acquisition Programme 2021/2022

Twenty one properties were purchased in the first financial year of the Acquisition Programme and all 3 of the fundamental aims of the Programme were met. All acquisitions add to the existing stock of affordable, quality housing provided by our RSLs across Inverclyde, and are regulated by the Scottish Housing Regulator.

The average cost for repairs and to bring properties up to the required standard is £15k and this is regarded as a barrier to future purchases as it often greatly increases the overall price RSLs pay to secure the purchase and let the property. Currently the AHSP grant funding is available for 50% of the purchase price only, and does not contribute to repair costs. The condition of properties, along with the vacant possession situation, and homes selling above home report valuation, are regarded as the main barriers to higher acquisition numbers.

Use of the council's Affordable Housing Fund to assist purchases where market value exceeds £100k continues to be supported by the RSLs. However, there has yet to be a purchase utilising the AHF. This was considered to be the result of high demand for appropriate properties, resulting in such properties often selling above home report valuations. Partners are in discussions around utilising the AHF to cover rent loss during void periods (avg. 4 months) or to pay for legal fees and home report costs.

Remodel / convert existing properties

Together with new build units and acquisitions from the open market, AHSP funding can be used to remodel or convert existing properties where this is considered a strategic priority. Retrofitting older homes and buildings can help to reduce inequality and poverty. Not only does retrofitting homes and buildings reduce carbon emissions and build resilience to climate change, but it can also bring down heating costs, reduce fuel poverty, improve health outcomes, and create a sizeable number of new, local, green jobs.

The Scottish Government's Housing to 2040 strategy expresses the desire to accelerate funding towards existing homes through retrofitting to address accessibility and energy efficiency demands. We will be discussing this with our RSL partners over the coming months as part of

wider discussions around an appropriate strategy to ensure that our existing affordable housing offer is relevant and future proofed and meets the Scottish Government's aspirations of what housing should look like in 2040.

Consultation

This SHIP is the result of ongoing consultation between Housing Strategy, RSLs, and the Scottish Government. Regular programme meetings take place with representation from each of the RSLs and the More Homes division of the Scottish Government to ensure that sites are progressing as they should. This affords the partners the opportunity to highlight any programme delays or complications and formulate solutions.

Similarly, discussions with council colleagues such as those in Roads, Planning, Property Services, Legal and HSCP are fundamental in helping to resolve issues, highlight housing need, and ensure the delivery of development proposals.

In Inverclyde, Housing Strategy, HSCP, and RSLs regularly meet as the Housing Partnership Group. One of this group's key functions is to analyse the need for specialist housing and housing for particular needs to be included in projects included in the SHIP and upcoming sites.

The ongoing work of the Housing, Health & Social Care Group and the regular programme meetings between Housing Strategy, RSLs and the Scottish Government helps to shape the methodology and determine strategic housing investment priorities for Inverclyde.

This is the last SHIP to be produced under the 2017-2022 Local Housing Strategy. The development process for the 2023-2028 Local Housing Strategy has involved significant consultation with the public and partners which will be reflected in the next SHIP.

Development Constraints

We strive to identify and highlight potential development constraints very early on by engaging with internal local authority stakeholders including Roads, Planning, Environmental Health, and our Contaminated Land Officer. We also engage with external public bodies as required.

The former Ravenscraig Hospital site received adverse reaction locally due to a number of negative reports in local press relating to contamination levels on the site and a new pedestrian crossing. This situation highlighted to us that public perception due to negative press allegations can be a very real development constraint.

The volume of work involved in responding to queries has highlighted a key lesson to be learned: clear public communication is essential to timely progress of a site. We are now investigating the efficacy of requesting a communications strategy with each SHIP submission form and issuing purposeful, clear and informative press releases at a very early stage of any future major SHIP development project.

The Housing Infrastructure Fund aims to assist key strategic housing projects which have been blocked or unable to proceed due to the extent and costs/financing of infrastructure works involved. Just under £2 million was previously provided through the Scottish Government's Housing Infrastructure Fund has helped to alleviate development constraints on the Ravenscraig Hospital site.

Across all sites contractors are experiencing delays in delivery and cost increases in materials along with labour shortages, however fortunately only one of our current sites has been substantially delayed for these reasons.

Community benefits

Together with providing contributions to local community groups, all of the RSLs' developers deliver benefits to the community proportional to the value of the development contract. They provide local jobs for local people, apprenticeship opportunities and educational support. They also provide a number of site based work experience placements and contribute to employment fairs throughout the Inverclyde area.

Council Tax on second and empty homes & Developer Contributions

Inverclyde Council received £515,155 from Council Tax on Second and Empty Homes in 2021/22, a slight decrease on the previous year's collection of £581,000. This is however up from £459,000 in 2018/19. Inverclyde Council introduced a 200% Council tax for properties which have been unoccupied for 12 months or more from April 2019 (it was previously set at 150%).

To date, our Empty Homes Officer has provided over 500 owners of empty homes with advice and information and through direct engagement has brought over 50 empty homes back into use. Moneys from the long term empty levy are redirected into affordable housing in the area. The highest priority for investment with these funds lies in tackling the current degraded condition of the housing stock and contributing to the regeneration of Clune Park.

As a condition of the stock transfer agreement, monies generated from the sale of assets by River Clyde Homes (RCH) are returned to the Council and distributed to assist in affordable housing delivery. In 2014/15 we received £66,124 from River Clyde Homes due to the sale of land. £15,076 of this was paid to the Scottish Government for knotweed remediation and the remainder was used to pay for unforeseen roads works in phase 3 of the Woodhall development. £70,412 was received from RCH in 2020/21 from the sale of land and sits within the Affordable Housing Fund. We did not receive any funds from RCH in 2021/22.

A commuted sum of £150,000 was due from the developer of the navy buildings site in Eldon Street, Greenock. Payment of the commuted sum was dependent on the number of private units the developer was able to complete. 38 of the 98 proposed units were built in 2019/20 which delivered a commuted sum of £60,000 to the council. We received £54,000 in 2020/21, and the final £36,000 was received in 2021/22. The sums received from RCH and from commuted sums are lodged in the Affordable Housing Fund within the Council's Housing Repairs & Renewals Fund and will be made available to assist in the purchase of homes through the Acquisition Programme.

Inverclyde Council previously received £40,000 from a development at Auchneagh Road, and used the sum to buy out the lease of a commercial property at Cumberland Road to allow for the construction of affordable housing. The original flats have now been demolished, the site is now cleared and ready for site investigation and feasibility stage works, and RCH are developing proposals for a potential 20 unit project including technology enabled assistance for older people. We are seeking to set up a series of meetings with RCH to discuss the expected impact of their latest asset management plan and how it aligns with the requirements of the stock transfer agreement and updates on this proposed development will form part of the discussion.

Affordable housing projects for Gypsy/Travellers

Inverclyde Council and Inverclyde HSCP are committed to ensuring equality and diversity. In conjunction with our partners in Police Scotland, we fully recognise the rights and responsibilities of the Gypsy/Traveller community, and the rights of all residents of Inverclyde to enjoy equity of access to services in an atmosphere free from prejudice and discrimination.

We will at all times adopt an approach of co-operation and assistance in response to encampments to ensure that the rights of Gypsy/Travellers and those in the broader community are mutually respected. The responsibility for co-ordinating Inverclyde Council's services to Gypsy/Travellers lies with the HSCP.

Inverclyde Council has no current official site provision for Gypsy/Travellers, either independently or in conjunction with neighbouring authorities and does not believe there is a requirement for any in Inverclyde. This being the case, the council fully recognises Scottish Government Guidelines for Managing Unauthorised Camping by Gypsy/Travellers. There were three reports of unauthorised encampments in the area in the past year, however two moved on after one night so the Gypsy Traveller Liaison Officer engaged with only one encampment.

Equalities and Environmental Assessments

An Equality Impact Assessment (EqIA) was undertaken for the LHS2017-2022 and highlighted that the LHS is likely to have an impact on a range of people who share protected characteristics. It is clear that those who were experiencing homelessness and those in need of an affordable housing solution will benefit from this strategy given the range of measures to enable vulnerable households to access affordable housing.

The development of the SHIP has taken into account the outcomes of the equalities impact assessment and current strategic environmental assessment undertaken within the current Inverclyde LHS and Local Development Plan. The SHIP aims to improve access to housing and housing related services for everyone including those at risk of social exclusion and disempowerment.

In their SHIP submission forms RSL's describe various measures they will take which will meet the equalities agenda such as homes being built to Housing for Varying Needs standard and consideration of homes suitable for older people. The RSLs have developed high specification wheelchair and amenity housing to provide a more complete response to the housing needs of some residents, and their Allocations Policies will also take account of the requirements of equalities legislation.

A Pre-screening report was submitted to SEA Gateway under Section 9(3) of the Environmental Assessment (Scotland) Act 2005, indicating that there is no likelihood of significant environmental effects through the LHS2017 -2022. Also in November 2020 an EqIA was completed for the LDP Main Issues report. It was concluded that adoption of the plan which includes a new wheelchair accessible housing policy would have a positive impact on the Protected Characteristic of Disability.

Methodology

The decision making process which determines what projects to prioritise involves many considerations including proposed house type/mix; impact new housing might have on older stock in the area; and ownership of the land to be used for development. When asking for SHIP submission forms from our RSLs, Inverclyde Council stipulate that the new projects which will be prioritised are those which achieve the best balance between the following categories:

- Reflect LHS outcomes (possible 3 points)
- Address Housing Need and Demand (possible 6 points)
- Deliverability (possible 8 points)

We have developed a matrix to determine the priority of each of the proposed sites in the current SHIP. Points are awarded for meeting criteria which relate to each of the three categories. Each of the points relates directly to the list of questions asked of prospective developers such as:

- The Scottish Government have ambitious targets to reduce carbon emissions. Does this project use any new technology or innovation for the purpose of increasing energy efficiency and reducing fuel poverty?
- Inverclyde Council's target is currently for 5% of new build housing to be wheelchair accessible. Does this project have any provision for wheelchair accessible or wheelchair adaptable housing?
- To help provide affordable housing across all tenures in Inverclyde, are any of the units available for sale under the Scottish Government's low cost home ownership schemes, for example The New Supply Shared Equity scheme?

The project with the highest number of points achieves the top position in the SHIP table at Appendix 1. All other projects are listed in order of priority.

Though projects in the SHIP often roll forward from previous submissions, we continue to work with RSL and HSCP partners to monitor how successfully the highest priority projects meet the housing need for the area; their efficacy in helping to achieve the LHS outcomes; and their deliverability. This monitoring process ensures that the housing projects delivered in the area are those which best meet the needs of the population.

October 2022

Appendix 1 - Priority & Slippage Programme

PRIORITY PROJECT	AREA	DEVELOPER	UNITS TYPE					COMPLETION DATE					Total Grant Requirement (£m)
			Total Units	Type	GN	Specialist Provision	Type of Specialist Provision	23/24	24/25	25/26	26/27	27/28	
Ravenscraig phase 2	Greenock	Link	49	SR	37	12	3 Wheelchair & 9 Amenity	29	0	0	0	0	5.053
Strone Farm	Greenock	Oak Tree	15	SR	15	0		15	0	0	0	0	1.024
Duncan Street	Greenock	Sanctuary	60	SR/MMR/NSSE	TBC	TBC	Wheelchair / Bariatric & LD	0	30	30	0	0	5.700
Bay Street	Port Glasgow	Trust	24	SR/NSSE	0	24	Amenity	0	24	0	0	0	2.028
Quarry Drive	Kilmacolm	Link	20	SR/MMR/NSSE	16	4	Wheelchair	0	10	10	0	0	2.237
Acquisition Programme	Inverclyde	Various	40	TBC	TBC	TBC	Wheelchair / Amenity	40	40	40	40	40	2.000
Clune Park Phase 1	Port Glasgow	TBC	40	SR/NSSE/MMR	20	20	Wheelchair / Amenity	0	0	20	20	0	5.000
Clune Park Phase 2	Port Glasgow	TBC	80	TBC	TBC	TBC	TBC	0	0	0	0	30	10.000
Total			328		88	60		84	104	100	60	40	33.042

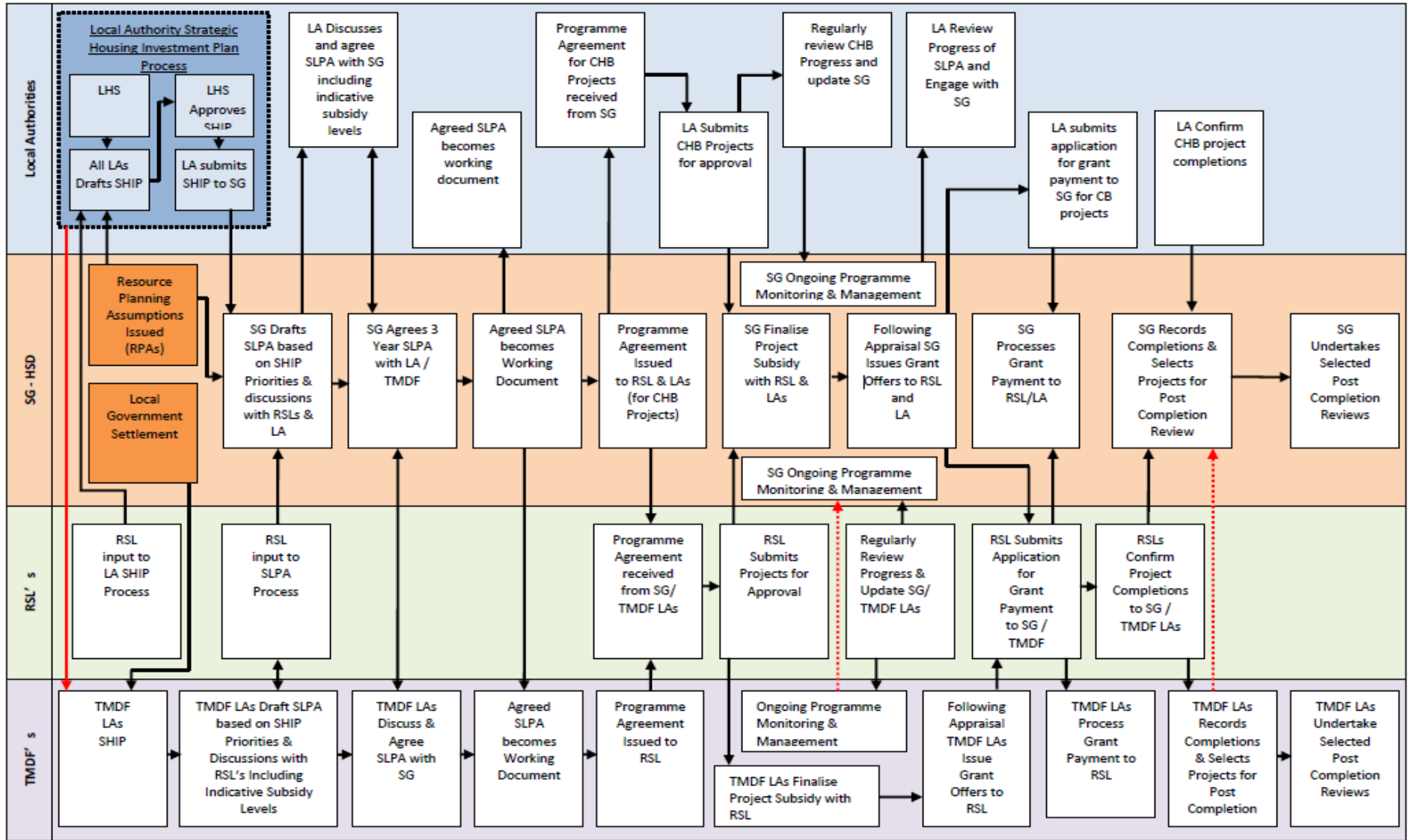
SLIPPAGE PROJECT													
Sacred Heart	Greenock	Sanctuary	40	TBC	36	4	TBC	0	0	40	0	0	3.600
West Stewart St.	Greenock	TBC	24	TBC	22	2	TBC	0	0	24	0	0	1.980
Police Station Field	Kilmacolm	TBC	25	TBC	22	3	TBC	0	0	25	0	0	2.250
Cumberland Walk	Greenock	RCH	21	TBC	20	1	TBC	0	0	0	21	0	1.890
An Other 1	TBC	Oak Tree	30	TBC	28	2	TBC	0	0	0	30	0	2.700
An Other 2	TBC	Oak Tree	15	TBC	15	0	TBC	0	0	0	15	0	1.350
An Other 3	TBC	Oak Tree	30	TBC	28	2	TBC	0	0	0	0	30	2.700
An Other 4	TBC	Oak Tree	15	TBC	15	0	TBC	0	0	0	0	15	1.350
TBC	TBC	Cloch	40	TBC	38	2	TBC	0	0	0	40	0	3.600
Project A	TBC	RCH	22	SR	21	1	TBC	0	0	0	0	22	1.980
Project B	TBC	RCH	92	SR	87	5	TBC	0	0	0	0	92	8.280
Total			354		332	14		0	0	89	106	159	31.680

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Appendix 2 - AHSP completions throughout current LHS Period, 2017 to 2022 (with projected completion date where applicable)

PROJECT	AREA	DEVELOPER	UNITS / TYPE				COMPLETION DATE						AHSP FUNDING REQUIREMENT	
			Total Units	Type	Specialist Provision	Type of Specialist Provision	17/18	18/19	19/20	20/21	21/22	Total Completions (& projected completion date) May 2017 - May 2022	Total Projected Completions Jun 2022 - Mar 2023	Total funding required (£m)
Garvald Street	Greenock	OTHA	45	SR			x					45		3.041
Braeside Road	Greenock	Link	23	SR	2	Wheelchair	x					23		1.713
Acquisitions	Greenock	Cloch	3	SR			x					3		0.064
Bay Street	Port Glasgow	RCH	41	SR	1	Wheelchair		x				41		2.684
Slaemuir Phase 1 & 2	Port Glasgow	RCH	72	SR	2	Wheelchair		x	x			72		4.896
Mallard Bowl	Larkfield	RCH	20	SR				x				20		1.635
Ravensraig Gardens	Greenock	OTHA	36	SR	2	Throughcare			x			36		2.893
Ravensraig Hospital	Greenock	Link	149	SR	41	16 Wheelchair / 25 Amenity							149 (Dec '22)	15.382
Ravensraig phase 2	Greenock	Link	49	SR	12	3 Wheelchair / 9 Amenity							49 (Mar '23)	5.235
St Stephens	Port Glasgow	RCH	224	SR	48	8 Wheelchair / 40 Amenity							224 (Jun '22)	16.128
Kings Glen	Greenock	Cloch	57	SR	4	Throughcare				x		57		4.502
JWD phase 1 & 2	Greenock	RCH	137	SR	8	Wheelchair					x	137		9.936
Multisites	Greenock & PG	Sanctuary	96	SR	24	6 Wheelchair / 18 Amenity				x		96		6.580
Slaemuir Phase 3	Port Glasgow	RCH	24	SR						x		24 (Oct '21)		1.728
Tweed Street (Bow Farm)	Greenock	OTHA	69	SR	2	Wheelchair					x	69 (Dec '21)		5.045
Strone Farm	Greenock	OTHA	16	SR	0								16 (Jun '22)	1.278
MacLehose court remodel	Greenock	Blackwood	22	SR	3	Wheelchair					x	22 (Mar '22)		1.584
Acquisition Programme	Inverclyde	Various	40	SR							x	40 (Mar '22)		2.000
Total			1123		149							685	438	86.323

Appendix 3 - Affordable Housing Supply Programme process



Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV006/22/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Landlord Registration Update		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 To update Committee on the enforcement options available under the Private Landlord Registration regime including the use of Rent Penalty Notices (RPNs) and on circumstances where the Housing (Landlord Registration) Sub-Committee may be required to meet to make a determination on a landlord's fit & proper status.
- 1.3 The Antisocial Behaviour etc. (Scotland) Act 2004 ("the Act") introduced the Private Landlord Registration Scheme to Scotland. The scheme has operated since 2006. The scheme placed a legal responsibility on private residential landlords to register with those local authorities where they are actively renting housing to unrelated persons. Agents formerly also had to register with the Council but now must register on the Letting Agents Register (LAR) operated by the Scottish Government.
- 1.4 For the majority of applicants registration is a fairly straightforward administrative process however where there are issues with registration enforcement options include Rent Penalty Notices and ultimately the refusal or revocation of registration under the Fit and Proper Person test. A procedure was approved by the Education & Communities Committee in 2017 for the approval, refusal or removal of a landlord's registration, the latter being by the Housing (Landlord Registration) Sub-Committee under the Fit and Proper Person test assessment criteria in Section 85 of the Act. This report updates the Committee on progress on Landlord Registration including the circumstances where a referral may be made to the Sub-Committee.

2.0 RECOMMENDATIONS

- 2.1 That the Committee notes the current progress on Landlord Registration in Inverclyde.

Stuart Jamieson
Interim Director, Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

- 3.1 Part 8 of the Antisocial Behaviour etc (Scotland) Act 2004 provides that, other than the limited exemptions contained in Section 83 of the Act, all landlords who are not a local authority or registered social landlord must register with the local authority. Failure to apply for registration is a criminal offence.
- 3.2 A report was brought to the Education & Communities Committee in 2017 setting up the Housing (Landlord Registration) Sub-Committee and proposing a procedure for referrals to the Sub-Committee under the Fit and Proper criteria. An update on progress on Landlord Registration was brought to the Environment and Regeneration Committee in 2019. That report included the enforcement flowchart which is reproduced at Appendix 1. Staffing issues and the impact of the pandemic have prevented progress on some enforcement elements since then however officers are currently preparing a case under the Fit and Proper Person test which we hope to bring before the Sub-Committee in due course.
- 3.3 The Landlord Registration process including guidance on the Fit and Proper test is subject to statutory guidance which includes guidance on the use of enforcement options including Rent Penalty Notices and the evidential requirements for the Fit and Proper Person test. New draft guidance was consulted on in March this year which should make the requirements of the test much clearer. While we don't know when the final version of the guidance will be available our actions in progressing towards a Fit and Proper Person recommendation are currently informed by the draft guidance.

4.0 PROCESS & ENFORCEMENT OPTIONS TO DATE

- 4.1 As of November 2022 there were 2471 landlords registered in Inverclyde with a total of 3686 properties. This is an average of 1.5 properties per landlord which clearly indicates that the majority of landlords in Inverclyde have a single property.
- 4.2 Landlords are required to renew their registration every 3 years resulting in a regular workstream of registrations for approval. In November 2022 for example there were 131 applications made of which 73 were approved, 52 required further information, 6 required changes and 1 was cancelled. A total of 128 applications were approved in November including applications from previous months.
- 4.3 Where properties are found to be unregistered or there is a lack of co-operation with resolving issues the Council may serve a Rent Penalty Notice (RPN) which prohibits the landlord from charging or receiving rent for a property. To date this has been the most commonly used enforcement option in Inverclyde with 56 RPNs served to date of which 19 have resulted in a positive resolution. In many circumstances an RPN is a relatively simple and effective enforcement tool however the enforcement of an RPN is dependent on the cooperation of tenants, not least to establish that the RPN is being complied with. This means that the RPN may not be suitable as a sole enforcement option in all circumstances. It should be noted that tenants may be in a vulnerable position in their relationship with their landlord so this is not always entirely straightforward.
- 4.4 Where there have been a number of issues around a particular landlord or which involve a number of properties more intense engagement has taken place with landlords. These have resulted in the establishment of improvement plans which can be used in conjunction with RPNs to address wider failings. This engagement has been successful in all but a very small number of cases resulting in either the landlord being brought into compliance or in a couple of cases in unsatisfactory landlords leaving the sector.

5.0 PROPOSED REVISED FIT & PROPER PROCESS

- 5.1 There are obviously some landlords for whom the engagement and improvement plan process is inappropriate. This may be as a result of the landlord's failure to engage in this process or it may be that there is a technical need for a formal decision on the landlord's "fit & proper" status, for example in the case of undeclared convictions. At present there is one Inverclyde landlord in the first category but potentially a slightly larger number with the potential to fail the fit & proper test on other grounds. The landlord in the first category was the subject of intense attempts at engagement in early 2020 however these were unsuccessful and further progress was delayed by the pandemic and then the retirement of the Private Sector Housing Officer. Since the current Private Sector Housing Officer came into post he has been reviewing outstanding applications and ensuring that processes are fit for purpose. It is now appropriate to revisit the process for fit and proper assessments.
- 5.2 In the March 2017 report "**Registration of Private Landlords – Formal Procedure for the Approval, Refusal or Removal of Registration**" a process was proposed whereby reports on fit and proper persons were submitted to an officer panel, comprising at that time the Corporate Director Education, Communities & Organisational Development and the Head of Legal & Property Services. If the officer panel was satisfied that the grounds existed for Refusal or Revocation the matter would be placed before the Sub-Committee for ratification or rejection. It is proposed that this system is retained albeit that the officer panel would now comprise the Director of Environment & Regeneration and the Head of Legal & Democratic Services.
- 5.3 As mentioned above the service is currently compiling evidence in relation to one case which it is to be hoped we will submit to the panel in due course. This evidence is likely to include
- Details of previous engagement with the service over registration and their outcome.
 - Identification of properties believed to be rented by the individual concerned which are not registered.
 - Records of statutory notices served including where the Council had to take default actions.
 - Evidence from internal and external partners including Police Scotland.
- 5.4 If the officer panel is satisfied that there is sufficient evidence as detailed above a meeting of the Housing (Landlord Registration) Sub-Committee will be called. There are however circumstances where matters are brought to the attention of the service by partners which justify consideration by the sub-committee without the process alluded to in 5.2 above. An example of this might be a letter from Police Scotland drawing attention to convictions which might impact on a landlord's fit & proper status. Discussions are ongoing with the Head of Legal & Democratic Services as to how best to bring these matters to the sub-committee's attention. One potential option might be to schedule meetings of the sub-committee in the calendar going forward but cancel if there is no business.

6.0 IMPLICATIONS

- 6.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	

Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

6.2 Finance

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					

6.3 Legal/Risk

None.

6.4 Human Resources

None.

6.5 Strategic

None.

6.6 Equalities and Fairer Scotland Duty

None.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA 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 – Assessed as not relevant under the Fairer Scotland Duty.

6.7 Children and Young People

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

6.8 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

6.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

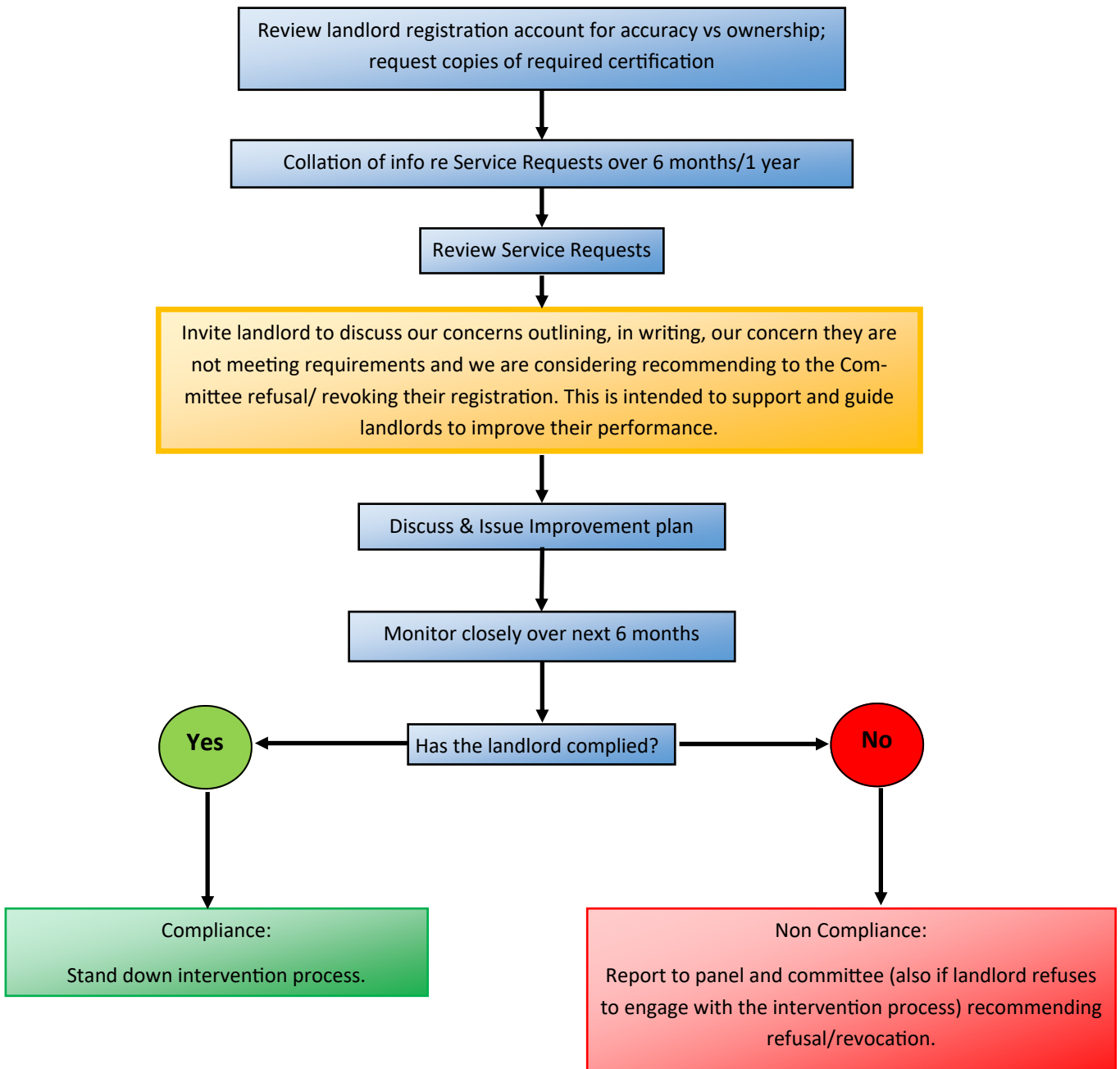
7.0 CONSULTATION

7.1 The Head of Legal and Democratic Services has been consulted in the preparation of this report.

8.0 BACKGROUND PAPERS

8.1 Registration of Private Landlords – Formal Procedure for the Approval, Refusal or Removal of Registration, Education & Communities Committee 7th March 2017, **EDUCOM/25/17/DH**

Registration of Private Landlords – Progress Update, Environment & Regeneration Committee 17th January 2019 **ENV006/19/RD**



Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	E+R/23/01/07/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 712402
Subject:	General Update		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 To provide Committee with an update on the Gourock, Dunoon, and Kilcreggan ferry project following an outstanding remit and to provide an update on the extension of the temporary contract for the Grounds Manager (Shared Services).

2.0 RECOMMENDATIONS

2.1 That Committee note:-
a) the update on the Gourock, Dunoon, and Kilcreggan ferry project, and
b) the extension of the temporary contract for the Grounds Manager (Shared Services).

Stuart Jamieson
Interim Director, Environment and Regeneration

3.0 BACKGROUND AND CONTEXT

Gourock Dunoon and Kilcreggan

- 3.1 The Gourock to Dunoon and Gourock to Kilcreggan project has been under consideration for some time, and Officers regularly attend meetings on the subject.
- 3.2 Work is well underway to develop the vessel and port design options and the associated business case work. Indicative delivery dates provided as part of project updates are subject to completion and approval of all relevant project stages, as well as availability of funding.
- 3.3 This work is linked to the wider Islands Connectivity Plan, which will be published for consultation shortly and will set out a long-term investment programme for vessels and ports across our ferry network. Part of the work includes a community needs and market assessment of all routes within the Clyde and Hebrides Ferry Service network to identify the current and future needs of passengers and communities and propose options to address any gaps in service provision. The Gourock to Dunoon and Gourock to Kilcreggan routes are being appraised as a first priority and will be completed early next year. It would be inappropriate to pre-empt the outcome of this assessment and what it means for the future of services, however this important work must be completed before any long-term investment decision is taken regarding vessel provision.
- 3.4 CMAL's vessels team continues to progress the Dunoon and Kilcreggan vessel variants, Outline Business Case and Tender Specification. Once the outcome of the needs and market assessment is known, the final stages of the concept vessel designs will be completed. The public will also be able to have its say as a consultation will be undertaken before the vessel designs are finalised. All of this will allow for a long term investment decision to be taken regarding vessel provision, and the Outline Business Case will be presented to Transport Scotland's Investment Decision Making Board prior to progressing to procurement.
- 3.5 Following public consultation and feedback from the Programme Reference Group, CMAL's Infrastructure Team has selected a preferred option for the redevelopment of the terminal at Gourock. Transport Scotland's Investment Decision Making Board agreed to prioritise the planned infrastructure upgrades due to their critical need for replacement. As a result, CMAL appointed engineering firm Mott MacDonald to carry out both land and marine side ground investigation works. The works have started and are scheduled to be completed in January 2023. Work to complete the detailed design for the project will continue and be issued as part of the tender for the works.
- 3.6 Argyll and Bute Council's Marine Team has recently launched a consultation to inform the public of its progress on developing solutions to accommodate the new ferries at Dunoon and Kilcreggan and to gain feedback on the proposed preferred option for ferry terminal upgrades at Dunoon. Information regarding the proposals at Kilcreggan will be published soon.
- 3.7 Grounds Manager (Shared Services)

As part of the Chief Executives management structure a report is due to be presented to Members in May / June. With this in mind it is proposed to extend the temporary arrangements for the Grounds Services Manager until 31st May 2023.

4.0 PROPOSALS

- 4.1 Officers will continue to attend the working group meetings for the Gourock, Dunoon and Kilcreggan ferry provision.

4.2 The temporary arrangement for the Grounds Manager will be continued until 31 May 2023.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	
Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

5.2 Finance

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					

5.3 Legal/Risk

None.

5.4 Human Resources

The Head of Human Resources, Policy and Communications has been consulted in the preparation of this report.

5.5 Strategic

None.

5.6 Equalities and Fairer Scotland Duty

None.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(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 – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

5.7 **Children and Young People**

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.8 **Environmental/Sustainability**

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 None.

7.0 BACKGROUND PAPERS

7.1 None.

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	E+R/23/01/06/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 712402
Subject:	Participation in the Edinburgh Process and Declaration		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 To seek Committee approval to Participate in the Edinburgh Process and Declaration.
- 1.3 On behalf of the UN Convention on Biological Diversity (CBD), the Scottish Government has led a global partnership in the Edinburgh Process to consult sub-national governments including regional, city and local authorities on their role in the post-2020 Global Biodiversity Framework and targets.
- 1.4 The Edinburgh Process seeks to amplify the voices of the subnational constituency in the development of the post-2020 Global Biodiversity Framework and ensure inclusion of all levels of government in the planning, reporting and implementation phases.
- 1.5 A key output from the Edinburgh process was the Edinburgh Declaration. The Declaration calls on the Parties to the CBD to recognise the vital role of sub-national governments, cities and local authorities in delivering for biodiversity and implementing actions to meet the goals and targets. It demonstrates the commitment of sub-national authorities across the world to work with parties to the CBD to deliver for nature over the next decade while recognising that 'In order to achieve truly transformational change for nature, all levels of government and society must work more effectively together over the next decade'.
- 1.6 To date the Council has maintained a watching brief on the activities of the initiative however it is felt appropriate to now participate in order to maximise the collective outputs and potential funding sources.

2.0 RECOMMENDATIONS

- 2.1 That the Committee agrees to participate in the Edinburgh Process and Declaration, and that it be remitted to full Council for endorsement.

Stuart Jamieson
Interim Director, Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

- 3.1 Supported by the Convention on Biodiversity the Scottish Government has developed the Edinburgh Process and Declaration out of concern about the significant implications that the loss of biodiversity and climate change has on our livelihood and communities.
- 3.2 The declaration seeks to promote the 2050 vision “living in harmony with nature” and ensures a clear pathway towards the 2050 Vision and corresponds with the ambition of subnational governments, cities and local authorities towards addressing the most pressing global challenges, including climate change, disaster risk reduction, health and poverty alleviation, as well as biodiversity. taking action across society to put biodiversity on a path to recovery for the benefit of the planet and people.

<https://www.gov.scot/publications/edinburgh-declaration-on-post-2020-biodiversity-framework/pages/preamble>

- 3.3 Indeed, the COVID-19 global pandemic has reminded us how important it is to live in harmony with nature. Healthy biodiversity and the ecosystem services that it provides are key for human well-being and to build the resilience of our cities and regions, both during and after the pandemic, and it should be central to our recovery.
- 3.4 Inverclyde has a rich ecosystem stretching from the River Clyde to the peatlands in Clyde Muirshiel Regional Park and in recent times has benefitted from funds such as the Nature Restoration Fund which has sought to promote and restore biodiversity.
- 3.5 To date the Council has maintained a watching brief on the Edinburgh Process however by becoming a signatory it acknowledges the work of the other two hundred and seventy three signatories across forty countries on biodiversity as well as affording a wider opportunity to access funding sources for biodiversity implementation.

4.0 PROPOSAL

- 4.1 It is proposed that the Council become a signatory to the Edinburgh Process and Declaration.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)	X		
Equalities & Fairer Scotland Duty		X	
Children & Young People’s Rights & Wellbeing		X	
Environmental & Sustainability	X		
Data Protection		X	

5.2 Finance

One off Costs

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

N/A					
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Annually Recurring Costs/ (Savings)

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

5.3 Legal/Risk

None.

5.4 Human Resources

None.

5.5 Strategic

Biodiversity is a key outcome for the Council and the Alliance Board.

5.6 Equalities and Fairer Scotland Duty

None.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA 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 – Assessed as not relevant under the Fairer Scotland Duty.

5.7 Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

5.8 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 The Head of Legal and Democratic Services has been consulted in the preparation of this report.

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	ERC/RT/GMcF/22.648
Contact Officer:	Gail MacFarlane	Contact No:	01475 714800
Subject:	Traffic Calming Priority 2022/23 - Update		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 This is an update to the 27 October 2022 report on the proposed traffic calming measures for Union Street and Newark Street, Greenock.
- 1.3 The report also presents the priority list up to December 2021; however, the position of each road on the list will change after the 2022 surveys have been added and evaluated.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Committee notes that Newark Street and Union Street, Greenock are at the top of the traffic calming priority list for 2022.
- 2.2 It is recommended that the Committee notes the proposed traffic calming proposals are funded from Roads RAMP as the external Roads Safety Fund has been paused indefinitely by the Scottish Government as a consequence of the cost of living crisis.
- 2.3 That the Committee notes a revision to the proposed scheme, with the removal of the Vehicle Activated signs. The scheme will now consist of 3 mini roundabouts on Newark Street, Greenock and signs and lines on Union Street, Greenock and will only require one year's funding allocation.
- 2.4 The Committee notes that a public consultation will be undertaken on the implementation of the Traffic Calming Measures, and the results will be presented to this committee.
- 2.5 The Committee notes the 2021 traffic calming priority list.

Gail MacFarlane
Shared Head of Roads & Environmental Services

3.0 BACKGROUND AND CONTEXT

3.1 On 27 October 2022 this Committee asked Officers to review the proposed traffic calming for Newark Street and Union Street, Greenock.

3.2 The proposed calming measures in the report to the Committee meeting of 27 October 2022 r entailed the installation of Vehicle Activated Signs (VAS) prior to the junctions on Union Street/Newark Street, Greenock in both directions. These signs will flash with a triangular warning sign showing the 'crossroad junction ahead' sign as well as the 30mph speed limit sign. The signs will be activated for vehicles travelling over 30mph approaching the junctions. On Newark Street, Greenock the proposal is to introduce 3 mini-roundabouts at the junctions of Johnston Street, Bentinck Street and Wood Street, Greenock. The roundabouts will be a change of priority and will encourage cars driving on Newark Street, Greenock to slow down. An indicative layout is shown in Appendix 1.

3.3 Officers have reviewed the different traffic calming measures and evaluated the effectiveness of each along Union Street and Newark Street, Greenock.

- **Road Humps and Bumps**

- Effective measures for reducing speed but they are costly to install. Would divert cars onto other roads, therefore just moving the problem. The surrounding roads take less than half the volume of traffic, at the moment, and any change will have a major impact on these surrounding roads. There would be a loss of parking at bumps as the road is wide, this prevents cars avoiding the bumps. Anticipated cost **£170k**.

- **Rumble Device**

- They can generate considerable noise and are not normally installed in residential areas, they do not reduce speed significantly and they are expensive to install and maintain.

- **Narrowing & Chicanes**

- To allow for large HGVs and buses to pass through chicanes they must be large and wide and consequently this allows smaller passenger vehicles to drive through them without a significant reduction in speed. There would be a significant loss of parking along both streets. These are costly to install, anticipated budget **£200k**.

- **Gateway & Entry Treatments**

- Not applicable at this location.

- **Roundabouts**

- At this location min-roundabouts are cheap to install as they consist of road markings only and minor road modifications. There would only be a minimal loss of parking. These are soft traffic calming measures that would not encourage road users to use another road. The anticipated budget is **£20k**.

- **Vehicle Activated Signs (VAS)**

- These signs are expensive to install, however, the on-going maintenance is minimal and as they are hybrid signs that use both electricity and mains power the on-going cost is minimal. These signs warn drivers of the junction ahead and also warn them of the speed limit if they are speeding. This highlights junctions ahead and they have been proven to reduce speeds by 3mph to 9mph. Budget cost estimate **£70k**.

- **Signs and Lines**

- These should be the first measures that are considered. The "SLOW" markings, however, are not recommended to be installed indiscriminately and should only be used at locations like sharp bends. These measures are noted as having the least effect and as the speeds that require to be reduced by over 5mph they were not considered appropriate on Newark Street, Greenock; however, for the 2mph reduction on Union Street they are appropriate. Budget cost estimate **£30k**.

- 3.4 Officers having evaluated the measures above, have concluded that on Newark Street, Greenock mini-roundabouts are the appropriate traffic calming measures; however on Union Street, Greenock since the Road Safety fund has been removed and the speeds are only 2mph above the speed limit the proposal is to install signs and lines on this section, therefore keeping the measures within the annual budget.
- 3.5 The proposed traffic calming measure, given the length of road in question, is to install signs and lines to implement an effective scheme over the entire road. The roads in question are defined as distributor roads and the Traffic Calming Policy states that physical measures are not likely to be appropriate on distributor roads and signs and lines may be more appropriate.
- 3.6 A public consultation will be undertaken on the implementation of the Traffic Calming Measures, and the results will be presented to this committee.

TRAFFIC CALMING POLICY

- 3.7 The Traffic Calming Policy as agreed by this committee in August 2017 allowed for the following factors to be taken into consideration.
- A greater points allocation given to collisions involving vulnerable road users such as pedestrians and cyclists.
 - More detailed consideration of the facilities on the road in question such as schools, bus stops, shops, etc.
 - More detailed points allocation based on the number of vehicles using the road.
 - A points allocation for the assessed width of the road as it becomes more difficult for pedestrians to cross wider roads.
- 3.8 Officers assess the requests for traffic calming annually in January and then develop outline schemes within the allocated budget and these are presented in the March capital update.

4.0 PROPOSALS

- 4.1 The proposed calming measures will result in the installation of signs and lines prior to the junctions on Union Street/Newark Street, Greenock in both directions. On Newark Street, Greenock the proposal is to introduce 3 mini-roundabouts at the junctions of Johnston Street, Bentinck Street and Wood Street, Greenock. The roundabouts will result in a change of priority and will encourage cars driving on Newark Street, Greenock to slow down. An indicative layout is shown in Appendix 1.
- 4.2 The proposed roundabouts will result in a minor loss of on street parking, however there are ample parking opportunities on the side streets and along Newark Street, Greenock.
- 4.3 The proposals will also look to improve the pedestrian crossing points along the route.
- 4.4 The plans may change slightly as an external road safety audit has still to be undertaken on the proposed layouts.

TRAFFIC CALMING POLICY

- 4.5 The attached Traffic Calming Priority list is for roads surveyed up to December 2021. Surveys that are over 3 years old are removed from the list, however, if the road is in the top twenty it is surveyed and assessed again.

4.6 All the surveys undertaken in 2022 will be added to the list in January 2023 and this will change some of the priorities.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	x		
Legal/Risk	x		
Human Resources		x	
Strategic (LOIP/Corporate Plan)	x		
Equalities & Fairer Scotland Duty	x		
Children & Young People's Rights & Wellbeing		x	
Environmental & Sustainability		x	
Data Protection			x

5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Traffic Calming	Roads RAMP	2023/24	£50k		Improvements to road markings, signs and installation of mini roundabouts.

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	Roads Revenue	2023-	£0.4k		Maintenance of the route will be contained within existing budgets

5.3 Legal/Risk

The public consultation on the traffic calming measures may receive maintained objections which will require to be considered by the Council.

5.4 Human Resources

There are no HR implications arising from this report.

5.5 Strategic

This project accords with the Corporate Management Plan, by improving road safety and improving access for all.

5.6 Equalities and Fairer Scotland Duty

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

X	YES – Assessed as relevant and an EqIA is required.
	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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(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?

The measures have been designed to be used by all, with no discrimination.

X	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

5.7 Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.8 Environmental/Sustainability

Summarise any environmental / climate change impacts which relate to this report.

Has a Strategic Environmental Assessment been carried out?

X

YES – assessed as relevant and a Strategic Environmental Assessment is required.

NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

6.0 CONSULTATION

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

7.0 BACKGROUND PAPERS

7.1 None.

Appendix 2 – Traffic Calming Priority List up to December 2021

	Location		Total Score
Priority	Street	Description	
1	Newark St, Greenock (East)	Between Bedford St and Wood St	37.0
2	Union St, Greenock	Between Bedford St and Robertson St	36.3
3	Larkfield Road, Gourock	Between Broomberry Drive and George Road	35.9
4	A770 Cloch Rd Nr Levan Point	Between Dunvegan Ave and Ferry access	33.2
5	Broomberry Drive, Gourock	Between King St and Chapel St	32.7
6	Dubbs Road	Between Muirdykes Ave and Muirdykes Ave (survey btwn Muirdykes East & Knocknair)	32.0
7	A761 Bridge of Weir Road at Longridge	Between Porterfield Rd & Silverlake Access	31.0
8	Kirn Drive	Between Drumshantie Rd & Arran Rd	31.0
9	B788 Kilmacolm Rd	between Shandon Place & Leven Road	30.0
10	A770 Cloch Road adj McInroys Point	Between Farm Rd and Cloch Brae	29.7
11	A770 Cloch Rd old Gantock Hotel Site	Between Faulds Park Rd and Dunvegan Ave	28.0
12	Boglestone Ave, Port Glasgow	Full length	27.9
13	High Carnegie Rd, Port Glasgow	Full length	27.5
14	Carwood St nr Auchendarroch St	Between Auchendarroch St and Sinclair St	27.3
15	Carwood St at Elliot Court	Between Auchendarroch St and Ratho St	27.3
16	A761 Port Glasgow Rd	Between Wateryetts Drive and Auchenbothie Gardens	27.1
17	Belville St at Stilts	Between Belville Ave and B788 Kilmacolm Road	27.0
18	Barrs Brae	Between Moray Road and Dubbs Road	27.0
19	Cornhaddock Street	Full length	26.7
20	Newark St, Greenock (West)	Between Eldon St and Wood St	26.1
21	Finnart St	Between Newark St and Madiera St	26.1
22	A770 Albert Rd Nr No. 90	Between Ashton Rd & Promenade	26.0
23	A770 Cloch Rd Nr Cloch Brae	Between Cloch Brae and Victoria Rd	26.0
24	Brachelston St (E)	Between Dempster St and Holmscroft St	26.0
25	Lyle Rd, Greenock	Between Grieve Rd and Lyle Grove	25.9
26	Auchmead Road	North (Between Cumberland Rd and Lincoln Rd)	25.5

27	Ardmore Rd downhill of Berwick Rd	Between Bouverie St and Selkirk Rd	25.2
28	Bow Rd, Greenock	Between Grieve Rd and Nicol St	25.0
29	Dempster Street	Between Mount Pleasant St and Mearns St	25.0
30	Grieve Rd Middle	Auchneagh Farm Rd to Bow Rd	25.0
31	Burns Road, Greenock	Between Berwick Rd and Glencairn Rd	24.6
32	Glasgow Road East	Between Woodhall Rbt and Brightside Ave	24.5
33	Springhill Rd	Between Glenhuntly Rd and Bouverie St	24.5
34	Drumshantie Rd	Between Tower Drive and Broomberry Drive	24.5
35	Gryffe Road (South), Kilmacolm	Between Lochwinnoch Rd and Duchal Rd	24.0
36	Earnhill Road	Between Larkfield Rd and Fife Rd	23.4
37	East Crawford St	Full length	23.0
38	Old Inverkip Rd Centre, Greenock	Between Thom St and Brachelston St	22.6
39	Grosvenor Rd, Greenock	Full length	22.2
40	A770 Albert Rd Nr No. 17	Between Kempock St & Promenade	22.0
41	Auchmead Rd, Greenock	Between Pembroke Rd & Burns Rd	22.0
42	Mearns St, Greenock	Between Drumfrochar St & Dempster St	22.0
43	Wellington Street	Between Murdieston St and Duncan St	22.0
44	Burns Road	Between Berwick Rd and Minerva Terrace	22.0
45	Newton St	Between Campbell St and Fox St	21.7
46	Glasgow Road West	Between Heggies Ave and Brightside Ave	21.5
47	A761 Port Glasgow Rd	Between Woodrow Ave & Wateryetts Dr	21.0
48	Madeira St	Between Newark St and Newton St	20.6
49	Murdieston St	Between Dunlop St and Brachelston St	20.5
50	Cowal View	Between Kirn Drive and St Andrews Drive	20.4
51	Montrose Ave	Full length	20.3
52	A761 Port Glasgow Road nr Cross	Between Gibson Lane and Woodrow Ave	20.0
53	Finlaystone Rd, Kilmacolm	Between Leperstone Rd and Yetts Ave	20.0
54	Lochwinnoch Road	Between Whitelea Road and Belmont Rd	20.0
55	Esplanade West	Eldon St W to Madiera St	19.5
56	Finnart St, Greenock	Between Fox St and Campbell St	19.4

57	A761 Bridge of Weir Road nr Cross	Between Market Place and Manse St	19.0
58	Barrhill Road	Between Broomberry Drive and Tower Drive	19.0
59	Grieve Rd South	Bow Rd to Old Inverkip Rd	19.0
60	Drumshantie Road	Between Kirn Drive and Tower Drive	18.0
61	Gryffe Road (North), Kilmacolm	Between Duchal Rd and Bridge of Weir Rd	18.0
62	Brachelston St (W)	Between Inverkip Rd and Dempster St	15.0
63	Arran Avenue, Port Glasgow	Between Mull Avenue and Eriskay Avenue	15.0
64	Blairmore Rd, Greenock	Between Kilmacolm Rd and Cardross Crescent	15.0
65	Barrhill Road	Between Broomberry Drive and St John's Road	14.0
66	Bridgend Ave, Port Glasgow	Between Bridge Rd and North Rd	14.0
67	Esplanade East	Madiera St to Campbell St	12.0
68	Fox St, Greenock	Between Union St and Eldon St	12.0
69	Grieve Rd North	Lyle Rd to Auchneagh Farm Rd	12.0
70	Glenhuntly Road, Port Glasgow	Full length	11.3
71	Glen Kinglas Road	Full length	11.0
72	Lochwinnoch Road	Between Hazelmere Rd and Knockbuckle Rd	11.0
73	Old Inverkip Rd East, Greenock	Between Inverkip Rd and Grieve Rd	10.0
74	Ardmore Road	Lomond Avenue to Selkirk Road	10.0
75	Chalmers Street	Full length	10.0
76	Lyle Road	Between Newark Street and Lyle Grove	10.0
77	Thom Street	Full length	10.0
78	Banff Rd, Greenock	Between Nairn Rd & Caithness Rd	9.0
79	Belhaven St, Port Glasgow	Between Chapelton St and Lower Mary St	9.0
80	Burnside Road, Gourrock Nr No. 17	Full length	9.0
81	Waverley St, Greenock	Full length	8.9
82	Slaemuir Ave, Port Glasgow (West)	Between Pentland Rd and Cuillins Ave	8.1
83	Old Inverkip Rd West, Greenock (prison)	Between Inverkip Rd and Thom St	8.0
84	Ardgowan Rd, Wemyss Bay	Between Castle Wemyss Dr & Lomond Rd	7.0
85	Gallahill Ave, Port Glasgow	Full length	7.0
86	Glen Douglas Road	Full length	7.0
87	Mathie Crescent, Gourrock	Full length	7.0
88	Poplar St, Greenock	Between Cobham St and East St	7.0

89	Rankin St, Greenock	Between Gael St and Iona St	7.0
90	Slaemuir Ave, Port Glasgow (East)	Between Cuillins Ave and Marloch Ave	7.0
91	Lilybank Road West (outside no 48)	Between Shankland Road and Birkmyre Avenue	5.0
92	Victoria Road, Gourock	Between Ashton Rd and Golf Rd	5.0
93	Barnhill Street	Between Bawhirley Road and Garvald Street	4.0
94	Drums Terrace	Full length	4.0
95	Firth Crescent, Gourock	Full length	4.0
96	Grampian Rd, Port Glasgow	Full length	4.0
97	Leitch St, Greenock	Full length	4.0
98	Lower Mary Street	Between Belhaven Street and Brown Street	4.0
99	Moffat St	Full length	4.0
100	Nursery Grove, Kilmacolm	Between Nursery Lane and Victoria Gardens	4.0
101	Pladda Ave	Full length	4.0
102	Victoria Gardens, Kilmacolm	Between Castlehill Rd and Whitelea Rd	4.0
103	West Woodside Ave, Port Glasgow	Full length	2.6
104	Morris Street	Between Border Street and Auchmountain Road	1.0
105	Rona Ave	Full length	1.0
106	Sutherland Rd, Greenock	Full length	1.0

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV/007/23/SJ/GM
Contact Officer:	Graham McCarey	Contact No:	01475 712419
Subject:	Proposed Street Naming and Numbering Charging Scheme for Inverclyde		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to seek Committee approval for a proposed charging scheme for the naming and numbering of new streets and addresses.

2.0 RECOMMENDATIONS

2.1 It is recommended that the charging scheme for street naming and numbering – as set out in Appendix 3 – be approved for use.

Stuart W. Jamieson
Interim Director, Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

- 3.1 The provision of a street naming and numbering is a statutory requirement. Inverclyde does not currently charge for this service however, many other authorities across Scotland do charge at varying levels. Given the straitened financial circumstances the Council is facing, this is a source of revenue that it would be beneficial for the Council to consider in future.
- 3.2 The stages involved in the street naming and numbering process are set out in Appendix 1. Information on what is charged for this service by a cross-section of other Scottish local authorities is set out in Appendix 2.

4.0 PROPOSALS

- 4.1 Using the charges currently made by other local authorities (see Appendix 2) as a benchmark, a charging scheme for street naming and numbering services has been devised.

The scheme, as with those used elsewhere, is based around the number of new streets requiring to be named and the number of new units requiring addresses. Other authorities' schemes have also included charges for renumbering and correcting of addresses at a later stage of the process. Officers experienced in handling these matters expressed the view that imposing such charges would be needlessly punitive and could potentially raise disputes with developers.

Full details of the proposed charging scheme can be found in Appendix 3, along with examples of how these charges would have been applied in the case of three recent major developments.

- 4.2 If approved, the system could be set up to involve the following steps:
- Developers would be provided with a list of the charges when they contact the council with their overview block plan for a development.
 - Payment would be made when the developer requests the numbers for the completed development.
 - Addresses would not be placed on the One Scotland Gazetteer until payment is made.
- 4.3 Taking the above into consideration, it is proposed that this charging scheme be adopted for use in relation to all future developments which require street naming and numbering services.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	
Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

5.2 Finance

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
Planning	Income	22/23	£2000	N/A	N/A

5.3 Legal/Risk

There are no legal implications associated with this report.

5.4 Human Resources

There are no personnel implications associated with this report.

5.5 Strategic

None.

5.6 Equalities and Fairer Scotland Duty

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(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 – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

5.7 Children and Young People

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

5.8 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 Ward Councillors and Gourock Community Council were consulted during the preparation of this report.

7.0 BACKGROUND PAPERS

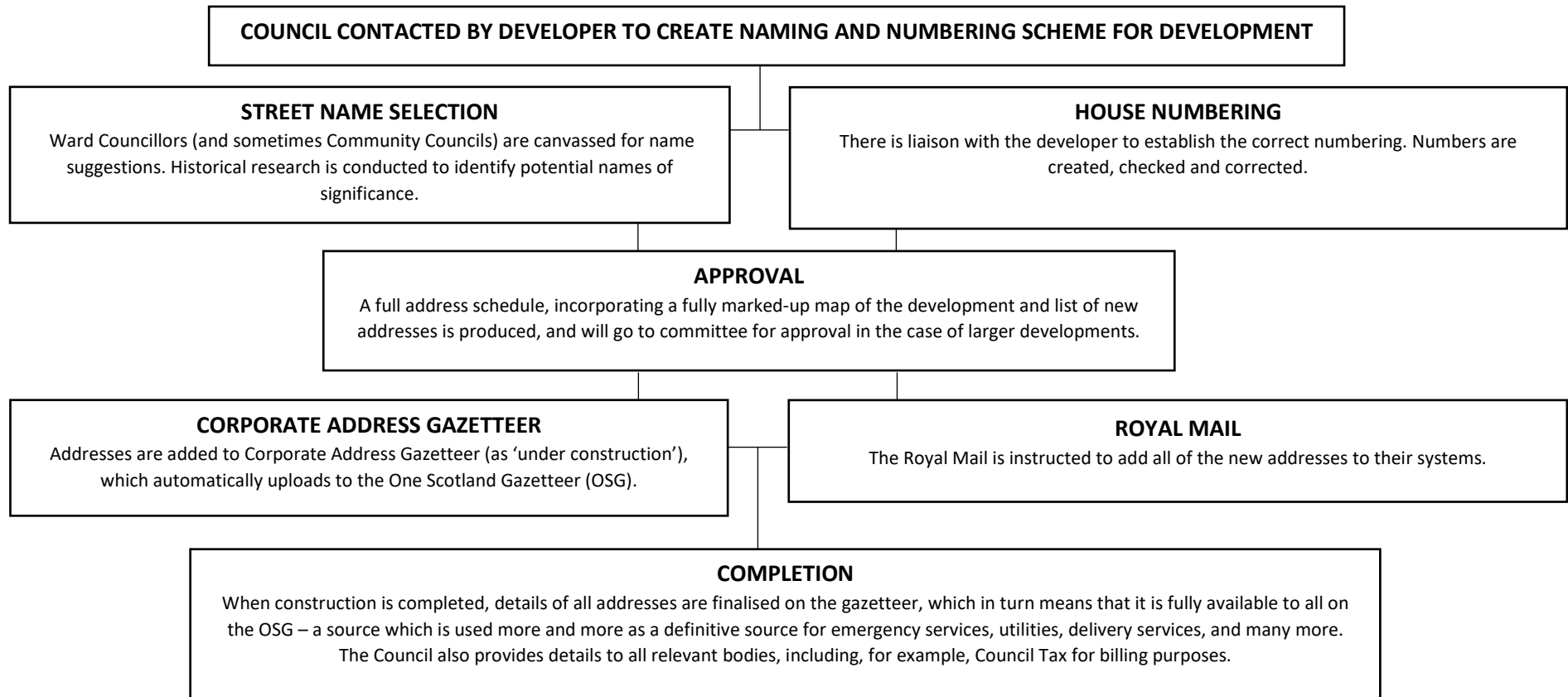
7.1 Appendix 1: Description of the Street Naming and Numbering Process

Appendix 2: Street Naming and Numbering Schemes Used by Other Authorities

Appendix 3: Proposed street naming and numbering charges for Inverclyde

APPENDIX 1

This flow chart describes the typical stages involved in providing a street naming and numbering scheme for a new development.



APPENDIX 2

STREET NAMING AND NUMBERING CHARGING SCHEMES USED BY OTHER AUTHORITIES

Below are examples of charging schemes used by a sample of other councils in central Scotland.

AUTHORITY	NAMING NEW STREET	1 NEW UNIT	2-5 NEW UNITS	6-10 NEW UNITS	11-25 NEW UNITS	26-50 NEW UNITS	51-100 NEW UNITS	100+ NEW UNITS	RENUMBERING (AFTER NOTIFICATION)
FALKIRK	£136.70 (per street)	£53.70 (per unit)	£48.30 (per unit)	£40.60 (per unit)	£35.10 (per unit)	£27.40 (per unit)	£19.80 (per unit)	£19.80 (per unit)	£136.70 (per unit re-numbered)
CLACKMANNANSHIRE	£175 (per street)	£25 (total fee)	£25 (total fee)	£75 (total fee)	£150 (total fee)	£275 (total fee)	£425 (total fee)	£625 (total fee)	As per unit cost
EAST RENFREWSHIRE	£200 (per street)	£100 (total fee)	£200 (total fee)	£200 (total fee)	£400 (total fee)	£400 (total fee)	£600 (total fee)	£800 (total fee)	£200 (per street)
EAST DUNBARTONSHIRE	£108.16 (per street)	£89.99 (total fee)	£134.98 (total fee)	£224.97 (total fee)	£337.45 (total fee)	£562.43 (total fee)	£1,124.86 (total fee)	£1,124.86 (total fee)	N/A
WEST DUNBARTONSHIRE	£118 (per street)	£87 (total fee)	£127 (total fee)	£174 (total fee)	£350 (total fee)	£584 (total fee)	£876 (total fee)	£1,168 (total fee)	N/A

APPENDIX 3

Proposed street naming and numbering charges for Inverclyde

NAMING NEW STREET	1 NEW UNIT	2-5 NEW UNITS	6-10 NEW UNITS	11-25 NEW UNITS	26-50 NEW UNITS	51-100 NEW UNITS	100+ NEW UNITS	RENUMBERING (AFTER NOTIFICATION)
£150 (per street)	£50 (total fee)	£200 (total fee)	£300 (total fee)	£500 (total fee)	£750 (total fee)	£1,000 (total fee)	£1,500 (total fee)	N/A*

* A penalty payment for renumbering, where it involves over 50 units, could be set, to cover additional administration

Applying these charges to 3 recent housing projects in Inverclyde, it gives an indication of the revenue that could be produced from introducing naming and numbering charges for developments.

Proposed charges applied to recent developments in Inverclyde

DEVELOPMENT	CHARGE FOR NEW STREETS	CHARGE FOR NEW ADDRESSES	TOTAL CHARGE
JAMES WATT DOCK EAST	£450 (3 new streets)	£1,500 (137 units)	£1,950
ST STEPHEN'S SCHOOL	£900 (6 new streets)	£1,500 (224 units)	£2,400
RAVENS CRAIG HOSPITAL	£1,800 (12 new streets)	£1,500 (198 units)	£3,300

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Shared Head of Roads & Environmental Services	Report No:	ERC/RT/GMcF/22.645
Contact Officer:	Gail MacFarlane	Contact No:	01475 714800
Subject:	Port Glasgow and Kilmacolm Waiting and Loading Traffic Regulation Orders (Variations 8 and 9) – Maintained Objections		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 Local Authorities are empowered to make Orders under the Road Traffic Regulation Act 1984 as amended and, under the Council's Scheme of Delegation, the Head of Roads & Environmental Services is responsible for the making, implementation and review of Roads Orders and Traffic Regulation Orders (TRO).
- 1.3 The purpose of this report is to inform the Committee of the outcome of the consultation procedure undertaken for the two Traffic Regulation Orders (TRO) entitled "The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) (Variation No. 8) Order 2022" relating to Port Glasgow and "The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) (Variation No. 9) Order 2022" relating to Kilmacolm. The TRO for Port Glasgow received 42 maintained objections, whilst the Kilmacolm TRO received 2 maintained objections. The report also seeks a decision on whether Committee will hear the objections relating to each of the TROs itself or appoint an independent Reporter.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Committee:
- Notes the requirement to hold a public hearing to consider the maintained objections to both TROs.
 - Decides either to hear these objections before a special meeting of this Committee or through an independent Reporter. As there are maintained objections to both TROs by a local Elected Member, it is recommended that the Reporter should hear all of the objections to both TROs.
 - Remits it to the Shared Head of Roads and Environmental Services and the Head of Legal and Democratic Services to make the necessary arrangements for the public hearing(s).

Gail MacFarlane
Shared Head of Roads and Environmental Services

3.0 BACKGROUND

- 3.1 The Inverclyde Council introduced Decriminalised Parking Enforcement throughout Inverclyde in 2014. Since that time numerous requests have been received to introduce waiting and loading restrictions at various locations in Port Glasgow and Kilmacolm. The proposed TROs promote various restrictions to address these requests.
- 3.2 The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) Order 2013, as amended, is in force in Port Glasgow, Kilmacolm and Quarriers Village.
- 3.3 The proposed TRO for Port Glasgow (Variation 8) will introduce:-
- A “No waiting at any time, No loading at any time” restriction on the access road to Ferguson Marine and sections of the access road to Coronation Park, Glenhuntly Road, Glenpark Drive, Parkhill Avenue and Rossbank Road;
 - A “No waiting at any time” restriction on sections of Ardmore Road, Bridgend Avenue, Cardross Avenue, Dubbs Road and Glenhuntly Road;
 - A variation of two sections of existing “No waiting at any time” restrictions to “No waiting at any time, No loading at any time” on Glenhuntly Road: and
 - Two Disabled Persons’ Parking Places on Dubbs Road.
- 3.4 The proposed TRO for Kilmacolm (Variation 9) will introduce:-
- A “No waiting at any time, No loading at any time” restriction on sections of Broomknowe Road, Carruth Drive, Castlehill Road, Elphinstone Court, Knockbuckle Road and Lochwinnoch Road;
 - A “No waiting at any time” restriction on a section of Bridge of Weir Road and Glebe Road; and
 - A “No waiting, Monday to Friday 8am to 6pm, Saturday 8am to 1pm” restriction on a section of Bridge of Weir Road, Port Glasgow Road and Woodrow Avenue.
- 3.5 The proposed TROs were both issued for public consultation on 8 September 2022 with responses invited by 29 September 2022.
- 3.6 During the period of public consultation for both TROs, 43 valid objections were received to the Port Glasgow (Variation 8) TRO and 2 objections were received to the Kilmacolm (Variation 9) TRO. Officers entered into correspondence with each of the objectors and all but one of the objectors did not respond therefore their objections are considered to be maintained. The objector who did respond to officer correspondence stated that they wished to withdraw their objection to the Port Glasgow (Variation 8) TRO. Finally, one of the objectors for both TROs was a local Elected Member.
- 3.7 The rules of natural justice strongly indicate that the Council should not hear objections where one of their own Elected Members is an objector. One aspect of the rules of natural justice is the right to a fair hearing. A member of the public could find it difficult to understand how elected members of a committee could act as an independent decision maker when one of the objectors is also an Elected Member. These are considerations which strongly point towards the hearing into the objections being dealt with by an independent Reporter.
- 3.8 In consequence, it is recommended that the Council should agree to the objections into the TROs being heard by a Reporter. The Reporter would report directly to the Council with recommendations and it will be for the Council to make a decision, informed by the Reporter’s report.

4.0 IMPLICATIONS

4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO	N/A
Financial	x		
Legal/Risk	x		
Human Resources		x	
Strategic (LOIP/Corporate Plan)		x	
Equalities & Fairer Scotland Duty			x
Children & Young People's Rights & Wellbeing			x
Environmental & Sustainability			x
Data Protection			x

4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	DPE	2022/23 & 2023/24	£5k	N/A	Independent Reporter

Annually Recurring Costs/ (Savings)

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

4.3 Legal/Risk

The recommendation(s) of an independent Reporter following public hearings would be reported to a future meeting of the Environment and Regeneration Committee. In the event that the Committee decides not to appoint an independent Reporter but rather decides to hear the objections itself, the decision of the Committee will be final.

4.4 Human Resources

None.

4.5 Strategic

None.

5.0 CONSULTATION

- 5.1 This report is a result of a public consultation on the waiting and loading Traffic Regulation Orders associated with Port Glasgow and Kilmacolm. It notes the outcome of the consultation undertaken between 8 and 29 September 2022.

6.0 BACKGROUND PAPERS

- 6.1 There are no background papers associated with this report.

Report To:	Inverclyde Council	Date:	12 January 2023
Report By:	Shared Head of Roads & Environmental Services	Report No:	ERC/RT/GMcF/22.646
Contact Officer:	Gail MacFarlane	Contact No:	01475 714800
Subject:	West Blackhall Street Proposed Roads Orders – Maintained Objections		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 Local Authorities are empowered to make Orders under the Road Traffic Regulation Act 1984 as amended and, under the Council's Scheme of Delegation, the Head of Roads & Environmental Services is responsible for the making, implementation and review of Roads Orders and Traffic Regulation Orders (TRO).

1.3 The purpose of this report is to inform the Committee of the outcome of the consultation procedure undertaken for the two TROs, Weight Restriction Order (WRO), Speed Limit Order (SLO) and Redetermination Order (RO) as named below in respect of which two objections have been received and maintained. One objection is in respect of the WRO. The other objection is in respect of the RO and one TRO (The Inverclyde Council, West Blackhall Street and Adjoining Roads, Greenock (One Way, One Way Cycle Track, Prohibition of Entry, Left Turn Only Restriction and Prohibition of Right and Left Turns) Traffic Regulation Order 2022. The report also seeks to inform Committee of the requirement for the maintained objection to the RO to be heard by an independent Reporter. As a Reporter will be appointed to hear the objection into the RO because of the requirements of Regulation 13 of the Stopping Up of Roads and Private Accesses and the Redetermination of Public Rights of Passage (Procedure) (Scotland) Regulations 1986 and because of the rules of natural justice, it is recommended that a Reporter also hear the other objections which are in respect of the WRO and one of the TROs.

- The Inverclyde Council, West Blackhall Street and Adjoining Roads, Greenock (One Way, One Way Cycle Track, Prohibition of Entry, Left Turn Only Restriction and Prohibition of Right and Left Turns) Traffic Regulation Order 2022
- The Inverclyde Council, West Blackhall Street and Adjoining Roads, Greenock (26 Tonnes Weight Restriction) Order 2022
- The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 7) Order 2022
- The Inverclyde Council, West Blackhall Street and Adjoining Roads, Greenock (20mph Speed Limit) Order 2022
- The Inverclyde Council, West Blackhall Street, Greenock (Redetermination of Means of Exercise of Public Right of Passage) Order 2022

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee:

- a. Notes the requirement for an independent Reporter to consider the maintained objection to the RO. The cost associated with this is approximately £5,000 which would come from the SPT Greenock Town Centre Improvements Budget.
- b. Notes the requirement to hold a public hearing to consider the maintained objections to one of the TROs and to the WRO.
- c. Decides either to hear these objections before a special meeting of this Committee or through an independent Reporter. As there is a legal requirement for an independent Reporter to hear the objection to the RO, it is recommended that the Reporter should also hear the objections to the TRO and the WRO.
- d. Remits it to the Head of Roads & Environmental Services and the Head of Legal and Democratic Services to make the necessary arrangements for the public hearing(s).

Gail MacFarlane
Shared Head of Roads & Environmental Services

3.0 BACKGROUND

- 3.1 The proposed Orders were issued for public consultation on 04 August 2022 with responses invited by 01 September 2022. At the end of this consultation period, two objections to three Orders were received.
- 3.2 Officers entered into correspondence with the two objectors. The objectors did not respond to confirm if they wished to withdraw or maintain their objections, therefore we require to consider their objections as maintained.
- 3.3 As a matter of law, any maintained objection to an RO has to be referred to Scottish Ministers for their determination. Scottish Ministers will normally appoint a Reporter to hear the objection and report to them. The decision on the RO is taken by Scottish Ministers.
- 3.4 The Council is directly involved in the West Blackhall Street project in its capacity as the Roads Authority with power to make the necessary Orders. Given that the Council is both Roads Authority and directly involved in the project in other ways, the rules of natural justice strongly indicate that the Council should not hear the objections into the TRO and the WRO itself. One aspect of the rules of natural justice is that “No one shall be the judge in their own case”. If a decision-maker has a financial or other interest in the outcome of the case, the decision-maker cannot be, or be seen to be, impartial. This rule would apply in the present case because (i) the project was progressed through the Greenock Town Centre Forum which includes elected members and Council officers (ii) the Project Board includes Council officers and is chaired by the Head of Service – Roads & Environmental Services (iii) since 2019 the designers have been commissioned directly by the Council and (iv) of the total project cost of £4.5m, the Council is contributing £1.9m. These are all considerations which point towards the Council having a significant interest in the outcome of the hearing into the objections.
- 3.5 In consequence, it is recommended that the Council should agree to the objections into the TRO and the WRO also being heard by a Reporter. So far as the TRO and the WRO are concerned, the Reporter would report directly to the Council with recommendations and it will be for the Council to make a decision, informed by the Reporter’s report.

4.0 IMPLICATIONS

- 4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO	N/A
Financial	x		
Legal/Risk	x		
Human Resources		x	
Strategic (LOIP/Corporate Plan)		x	
Equalities & Fairer Scotland Duty			x
Children & Young People’s Rights & Wellbeing			x
Environmental & Sustainability			x
Data Protection			x

4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
83257	SPT Greenock Town Centre Improvements	2022/23 & 2023/24	£5k	N/A	Independent Reporter

Annually Recurring Costs/ (Savings)

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

4.3 Legal/Risk

The decision/recommendations of the public hearings would be reported to a future meeting of the Environmental & Regeneration Committee.

4.4 Human Resources

None.

4.5 Strategic

None.

5.0 CONSULTATION

5.1 This report is a result of a public consultation on the Road Orders associated with the West Blackhall Street public realm improvements. It notes the outcome of the consultation undertaken between 04 August and 01 September 2022.

6.0 BACKGROUND PAPERS

6.1 There are no background papers associated with this report.

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Regeneration & Environment	Report No:	ENV012/23/SJ/KL
Contact Officer:	Kenny Lang	Contact No:	01475 7125906
Subject:	Memorial Bench Review		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to seek approval from Committee to end the provision of memorial benches and to offer a memorial tree service in its place.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee agree:-

- I. that the provision of additional memorial benches be stopped as of 1 April 2023
- II. That officers contact existing owners or memorial benches in poor condition and remove those benches where no feedback is received.
- III. To expand the memorial bench plaques scheme as per 4.2
- IV. To expand the memorial wall plaque scheme in accordance with 4.3
- V. To introduce a memorial tree service in accordance with 4.4.

Gail MacFarlane
Shared Head of Roads & Environmental Services

3.0 BACKGROUND AND CONTEXT

- 3.1 The Council receive a number of requests for memorial benches across our parks and open spaces annually.
- 3.2 With approximately five hundred benches across Inverclyde, of which two hundred and fifty are memorial, unfortunately, there is now very limited scope for the Council to place benches which are usually requested at favoured positions or viewpoints.
- 3.3 Memorial benches are purchased through the Council at a cost of £824 and includes an engraved plaque. On purchase the bench becomes the property of the Council who will maintain it. Depending on the location benches will last for approximately ten years. Benches which are damaged beyond economic repair are removed and disposed of no replacement is made.
- 3.4 The Council have received 67 request for benches as follows over the last 3 years
- | | |
|-----------|--------------------------|
| 2020/2021 | 27 benches |
| 2021/2022 | 21 benches |
| 2022/23 | 19 benches (To Dec 2022) |
- 3.5 While the benches are a fitting and respectful memorial, many residents are unable to afford the cost, a further complication is that many benches are now in a poor state of repair or families are no longer contactable.
- 3.6 The Council also offer a memorial plaque which is placed on a memorial bench within Port Glasgow, Kilmacolm or Knocknairshell Cemeteries or in the Garden of Remembrance at Greenock Crematorium. A maximum of 10 plaques are available per bench on a 10 year lease basis at a cost of £230 per plaque.
- 3.7 A memorial wall plaque is also offered on a 10 and 15 year lease at a cost of £400 and £567 respectively.
- 3.8 Having reached an effective saturation point, there is requirement to consider an alternative provision available to bereaved families or expansion of the memorial plaque lease. Officers have considered that within 2 to 3 years there will be no space for memorial benches in Inverclyde.

4.0 PROPOSALS

- 4.1 It is proposed that the Council consider :-
- 4.2 **The expansion of memorial bench plaques.**

It would be possible to expand the memorial plaques to benches within Council owned land. This would allow bereaved residents to have a memorial situated in a public space subject to availability but also allows the expansion of memorials at reduced costs compared to a single bench.

As identified above a number of memorial benches are in a poor state of repair, officers will make an assessment of the benches and contact families to advise that the benches would require to be repaired or replaced. Where no contact is received benches would be removed and made available to the memorial bench plaque scheme. The original plaque would be retained and placed on the bench.

4.3 The development of a memorial wall at our cemeteries

Memorial Walls already exist in our cemeteries, this could be simply extended, and an enhanced service implemented across all of our cemeteries. Currently we have wall plaques situated at Greenock Crematorium, Knocknairshill, Port Glasgow and Kilmaccolm Cemeteries These have proved to be very popular. In addition to this we have memorial plaques at the Garden of Remembrance.

Further development of Remembrance Walls would be brought to this committee.

4.4 Memorial Trees

A further option would be to offer memorial trees, these would be a mixture of ornamental naturalised species, such as Malus (crab apple) , Acers, and Cherry and native species such as Birch, Rowan and Beech. Committee will be aware that it was agreed on 27th October 2022 to develop a local tree growing project which would include our schools. The native species grown from this project would be made available as part of the memorial tree service. Each species would be located in an area sympathetic to its habitat.

Trees would be a minimum of 2 to 3 years old and planted by the Council , in the event that the tree dies within the first 2 years of planting these would be replaced free of charge.

In the event that the tree is damaged through natural causes, disease or vandalism after the 2 year period the tree would be removed and family advised.

Each tree would have a memorial plaque positioned adjacent to it. Where the tree is removed the family would be advised and the plaque would be returned to the family should they wish to receive it or relocated should they choose to purchase a new one.

The cost of the tree including all planting, plaque and 2 year maintenance would be £500. It is likely that offering a tree would be a more attractive option and offset the differential in costs between the memorial bench. Furthermore this removes the ongoing liability for maintenance and replacement that exists with the memorial bench service.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		x	
Legal/Risk		x	
Human Resources		x	
Strategic (LOIP/Corporate Plan)		x	
Equalities & Fairer Scotland Duty			x
Children & Young People's Rights & Wellbeing			x
Environmental & Sustainability	x		
Data Protection			x

5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report (£000s)	Virement From	Other Comments
NA					

Annually Recurring Costs/ (Savings)

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

5.3 Legal/Risk

There are no Legal Implications arising from this report.

5.4 Human Resources

There are no HR implications arising from this report.

5.5 Strategic

There are no strategic implications arising from this report.

5.6 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

X	YES – the growing of trees fits with the councils existing strategy.
	NO

6.0 CONSULTATION

6.1 There is no consultation pertaining to this proposal.

7.0 BACKGROUND PAPERS

7.1 There are no background papers relevant to this proposal.

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV011/23/SJ/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Asset Management – Public Report – Former Glenbrae Children’s Centre		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to request Committee to declare the former Glenbrae Children’s Centre, Greenock as surplus to requirements and to seek authority to place same on the open market for sale and for Lease.

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee declares the former Glenbrae Children’s Centre, Greenock, surplus to requirements and grants delegated authority to the Interim Director Environment and Regeneration to place the same on the open market for sale/to lease, thereafter to set a closing date when the level of interest justifies it and notes that a further report will be brought before this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council.

Stuart Jamieson
Interim Director, Environment and Regeneration

3.0 BACKGROUND AND CONTEXT

Former Glenbrae Children's Centre

- 3.1 A report requesting authority to declare the former Glenbrae Children's Centre, Greenock as surplus to requirements and seeking authority to place the property on the open market for sale was brought before this Committee in August 2022. At that time Committee advised that there was a local community body who was interested in the property and as such any decision to place the property on the market was put on hold until this interest had been fully investigated.
- 3.2 Officers have looked further into the position, and it is confirmed that this community body is no longer interested in the property. As such, authority is now sought to formally declare the property as surplus to requirements and to place the property on the market for sale/to let; set a closing date when the level of interest justifies it and return to this Committee with recommendations to sell or lease the property for what is considered to give the best economic value to the Council. The site is shown on the plan at **Appendix 1**.

4.0 IMPLICATIONS

- 4.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	x		
Legal/Risk	x		
Human Resources		x	
Strategic (LOIP/Corporate Plan)		x	
Equalities & Fairer Scotland Duty			x
Children & Young People's Rights & Wellbeing			x
Environmental & Sustainability			x
Data Protection			x

4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Capital Fund – sale/lease of Glenbrae Nursery	Sale/Lease of property	2023/24	TBC	-	-
Property Fee Income	02437 000 80090	2022/23	TBC	-	
Legal Fee Income	00952 000 80090	2022/23	TBC	-	

Annually Recurring Costs/ (Savings)

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

4.3 Legal/Risk

None.

4.4 Human Resources

None.

4.5 Strategic

None.

5.0 CONSULTATION

5.1 The report has been prepared following consultation with Legal & Democratic Services and Finance Services.

6.0 BACKGROUND PAPERS

6.1 None.



Appendix 1

SCALE: 1:1250

DRAWN BY:

DATE

Originating Group:

Drawing No.

THIS PLAN IS INDICATIVE ONLY.

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV010/23/SJ/DA
Contact Officer:	David Aitken	Contact No:	01475 712964
Subject:	Contract Awards - 1 April 2022 to 30 September 2022		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to advise the Committee of contracts awarded for the supply of goods or materials, provision of services and execution of works during the period 1 April 2022 to 30 September 2022.

2.0 RECOMMENDATIONS

2.1 That the Committee note the contracts awarded by the Council during the period 1 April 2022 to 30 September 2022.

Stuart Jamieson
Interim Director, Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

3.1 The Council has adopted a process, within its Standing Orders Relating to Contracts (20.4), to ensure that all Contract Awards, Direct Awards, Negotiated Contracts and Modifications are reported on a six monthly basis to Committee. The financial thresholds for reporting were revised in March 2022 as part of the Council's review of key governance documents. The revised thresholds for reporting are as per Contract Standing Order 8.1 for contracts that exceed the amounts below:

- Supplies and Services £50,000;
- Works £250,000.

It is also a requirement of this governance process to report the outcome of any blacklisting protocol applications.

3.2 Appendix 1 provides details of contracts awarded for the period 1 April 2022 to 30 September 2022 where the estimated price of the contract exceeds £50,000 for the supply of goods or materials/ the provision of services and where the estimated price of the contract exceeds £250,000 for the execution of works.

3.3 Appendix 2 provides details of direct awards; direct call-offs from frameworks; ICT negotiated contracts; and contract modifications made in the period 1 April 2022 to 30 September 2022 where the value of the contract exceeds £50,000 for the supply of goods or materials/ the provision of services.

3.4 There have been no blacklisting protocol applications during the period 1 April 2022 to 30 September 2022

4.0 PROPOSALS

4.1 That the Committee note the contracts awarded by the Council during the reporting period.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	
Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

5.2 Finance

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					

5.3 Legal/Risk

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

5.4 Human Resources

There are no direct human resources implications arising as a result of this report.

5.5 Strategic

None.

5.6 Equalities and Fairer Scotland Duty

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.
---	---

(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	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.
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5.7 Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.8 Environmental/Sustainability

Public procurement is expected to contribute to climate change targets in compliance with the sustainable procurement duty including annual reporting on how policies and activities contribute to compliance with Public Body duties required by the Climate Change (Scotland) Act 2009.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 The Head of Legal & Democratic Services was consulted during the preparation of this report.

7.0 BACKGROUND PAPERS

7.1 None.

DATE OF AWARD	TITLE	PROCUREMENT ROUTE	NAME OF SUCCESSFUL TENDERER	LOCATION OF SUCCESSFUL TENDERER	TOTAL CONTRACT AMOUNT	CONTRACT TERM	SME YES/NO	NUMBER OF LOCAL COMPANIES WHO SUBMITTED A TENDER	CONTRACT LOTTED YES/NO
CONTRACT AWARDS									
12/04/2022	Swimming Pool Moveable Floor Replacement at Waterfront Leisure Complex	Open Tender - Non Regulated	W.H Kirkwood Limited	Greenock	£343,284	4 Weeks	Yes	1	No
12/04/2022	Textile and Footwear Recycling	Framework Call Off - Mini Competition	Nathans Waste Savers Limited	Denny	£57,000 (Income)	4 Years	No	0	No
11/05/2022	Treatment of Organic Garden Waste.	Framework Call Off - Mini Competition	Enva Organics Recycling Limited	Paisley	£420,000 (Estimated - Schedule of Rates)	3 Years	No	0	No
17/05/2022	Waterfront Leisure Centre Emergency Lighting Alarm Systems and Associated Works	Open Tender - Non Regulated	Bonthrone Security Services Limited	Perth	£256,510	One Off	Yes	0	No
31/05/2022	Family Support Worker Service	Open Tender - Regulated (LTR)	Barnardo's	Edinburgh	£585,000	3 Years	No	0	No
31/05/2022	Social Care Case Management System	Framework Call Off - Mini Competition	OLM Systems Limited	Teddington	£913,283	10 Years	No	0	No
09/06/2022	Replacement of 3G Pitch, Battery Park	Open Tender - Non Regulated	Tony Patterson Sportsgrounds	Saintfield	£304,189	One Off	Yes		No
15/06/2022	Supply and Delivery of Coated Roadstone Materials	Framework Call Off - Mini Competition	Hillhouse Quarry Group Limited	Ayrshire	£741,748 (Estimated - Schedule of Rates)	6 Months	Yes	0	No
04/08/2022	Occupational Health Service	Open Tender - Regulated	People Asset Management Ltd	Warrington	£580,000 (Estimated - Schedule of Rates)	5 Years	No	0	No
08/09/2022	Business Gateway Services in Inverclyde	Open Tender - Regulated	Business Development Advisers Limited	Glasgow	£106,300	1 Year	Yes	0	No
09/09/2022	Greenock Crematorium Building Works Associated with Replacement of Existing Cremators and Extension to Rear of Building 17/023	Open Tender - Non Regulated	W.H. Kirkwood Limited	Greenock	£971,656	42 Weeks	Yes	2	No

DATE OF AWARD	TITLE	SUPPLIER	LOCATION OF SUPPLIER	TOTAL CONTRACT AMOUNT	CONTRACT TERM	SME YES/NO
DIRECT AWARDS						
01/04/2022	Carers Support Service	Inverclyde Carers Centre	Greenock	£164,994	6 months + 3	Yes
01/04/2022	Financial Fitness	Financial Fitness Resource Team	Greenock	£120,000	1 Year	Yes
01/04/2022	Iheat (Specific Fuel Poverty Response)	The Wise Group	Glasgow	£200,000	1 Year	No
01/04/2022	Inverclyde Home Starter Pack Service (Homestart)	Starter Packs Inverclyde	Greenock	£75,000	1 Year	Yes
01/04/2022	Provision of a Family Support Worker Service	Barnardo's	Edinburgh	£141,411	2 Months	No
01/04/2022	Provision of a New Scots Integration Service	Inverclyde Community Care Forum	Greenock	£58,160 (£116,320 Total)	2 Years	Yes
19/04/2022	Employability Services in Inverclyde - Employment Advice, Advocacy and Guidance	Inverclyde Advice & Employment Rights Centre	Greenock	£71,000 (£142,000 Total)	1 + 1 Years	Yes
27/06/2022	Delivery Partner to deliver HEEPS:ABS Programme in Inverclyde 2022/2023	The Wise Group	Paisley	£1,462,261	1 + 1 Years	No
01/07/2022	The Provision of a Building Based Day Care and Outreach Service (Self-Directed Support Option 2 and 4) Area A Inverclyde East and Area B Inverclyde West	Angel Care Services (Scotland) Limited T/A Crown Care Centre	Greenock	£187,000 (£374,000 Total)	1 + 1 Years	Yes
01/07/2022	The Provision of a Building Based Day Care and Outreach Service (Self-Directed Support Option 2 and 4) Area A Inverclyde East	Muirshiel Resource Centre	Port Glasgow	£219,000 (£438,000 Total)	1 + 1 Years	Yes
28/07/2022	The Provision of an Interim Beds Service	Marchmont Care Home Limited	Burnham	£259,612	1 Year	No
18/08/2022	Paths Programme	Barnardo's	Edinburgh	£85,000	1 Year	No
15/08/2022	Provision of a Specialist Dementia Service to Include Enhanced Day Care Services; Enhanced Sensory Day Care Services and Young Onset Dementia Services	Alzheimer Scotland	Greenock	£55,624	1 Year	No
DIRECT CALL OFF FROM FRAMEWORK						
01/04/2022	Sheriff Officer	Alex M Adamson LLP	Falkirk	£100,000	2 + 1 + 1 Years	Yes
30/08/2022	CM - Electronic Care Monitoring, Management and Scheduling	Access UK Limited	Colchester	£102,047	1 Year	No
ICT NEGOTIATED CONTRACTS						
NA	NA	NA	NA	NA	NA	NA
MODIFICATIONS						
05/07/2022	Provision of Community Connectors in Inverclyde	Inverclyde Community Care Forum t/a Your Voice	Greenock	£60,000	1st June 2022 until 31st March 2023	Yes

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Interim Director Environment & Regeneration	Report No:	ENV009/23/SJ/GM
Contact Officer:	Graham McCarey	Contact No:	01475 712419
Subject:	Road Naming within New Development at Site of Former McPherson Centre, Gourrock		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to seek Committee approval to name a new road being created within the residential development on the site of the former McPherson Centre in Gourrock.

2.0 RECOMMENDATIONS

2.1 It is recommended that the road in the new development be named as set out in paragraph 4.4.

Stuart W. Jamieson
Interim Director of Environment and Regeneration

3.0 BACKGROUND AND CONTEXT

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

4.0 PROPOSALS

4.1 Planning permission has been issued for the development of 22 new residential properties on the site of the former McPherson Centre in Gourock. The developer, City Gate Construction, made a request for numbers to be assigned to these new properties, and a name to be assigned to the new internal road within the development.

4.2 For the purpose of consultation with the developer, Ward Councillors, and the Gourock Community Council, officers proposed the following options for the road within the new development:

- Duncan Drive (after Captain Duncan McPherson, at whose bequest the hospital/centre was built)
- Inveraray Way (birthplace of Captain McPherson)
- Commodore Way / Close (the Captain was Commodore at the Gourock Yacht Club)
- McPherson Close / Place / Way (as it is not untypical to name an offshoot of an existing road with a matching counterpart name).

4.3 Following consultation with Ward Councillors, the consensus was to opt for McPherson Place as the new road name, to connect it clearly with the existing McPherson Drive and to follow the conventions of other smaller roads in the Midton area.

A suggestion was made to name the new road in honour of Councillor Ahlfeld. It is however the Council's policy not generally to name roads after people who are still living. This is set out in the guidance on document on the Council's website.

Neither the developer or the Gourock Community Council made any further suggestions, and both expressed their approval for the name McPherson Place.

4.4 Taking the above into consideration, it is proposed that the new road in this development is assigned the name McPherson Place.

5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	
Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

5.2 Finance

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

5.3 Legal/Risk

There are no legal implications associated with this report.

5.4 Human Resources

There are no personnel implications associated with this report.

5.5 Strategic

None.

5.6 Equalities and Fairer Scotland Duty

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(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 – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

5.7 Children and Young People

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

5.8 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.9 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 Ward Councillors and Gourock Community Council were consulted during the preparation of this report.

7.0 BACKGROUND PAPERS

7.1 None.

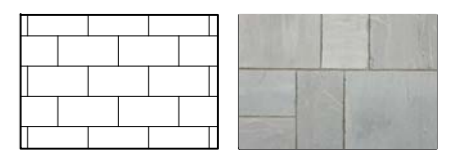
APPENDIX 1

Revision
Rev A: Fire hydrant positions added - 08-06-22

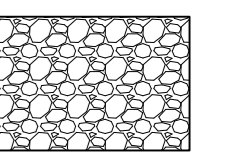
Denotes Marshalls Drivesett
Tegula Original Access Road to
be in Traditional Private
Driveways to be in Charcoal



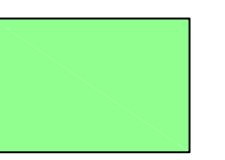
Denotes Marshalls Fairstone
Antique Alverno in Silver Birch Multi



Denotes Red Granite Chippings (20mm)



Denotes grassed area



1800mm high boundary fence
from rear wall to rear boundary
and from mid gable to rear
boundary and around boundary
of site between site and Jacobs
Drive



900mm high
timber fence
fitted behind
hedge

1800mm high timber
boundary fence to be
fitted along the
boundary with the site
and Jacobs Drive

Existing stone wall to
be reduced to 500mm
in height with new
openings formed to
accommodate
driveways



Rebecchi
ARCHITECTURAL
32 Kempock Street
Gourock
PA19 1NA
t - 01475 634844
e - marco@rebecchia.com
w - rebecchia.com

Client		
City Gate Construction Ltd		
Project Title		
Redevelopment of McPherson Centre Site Land at McPherson Centre Gourock PA19 1LJ		
Drawing Title		
Proposed Site Plan		
Scale	Size	Date
1:500	A2	07-04-22
Job No.	Drawing No.	Revision
20-034	BW-ST-003	A

Report To:	Environment & Regeneration Committee	Date:	12 January 2023
Report By:	Head of Legal & Democratic Services	Report No:	LS/001/23/EP
Contact Officer:	Emma Peacock	Contact No:	01475 712115
Subject:	Proposed Redetermination Order – The Inverclyde Council, Mirren’s Shore, Port Glasgow (Redetermination of Means of Exercise of Public Right of Passage) Order 2022		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 Local Authorities are empowered to make Redetermination Orders under the Roads (Scotland) Act 1984 (as amended) (“the Act”); however, the Council’s Scheme of Delegation (Officers) does not permit officers to do so under delegated authority, even where there are no maintained objections to any such Orders.
- 1.3 The purpose of this report is to request the Committee to consider and then remit the proposed Redetermination Order, titled The Inverclyde Council, Mirren’s Shore, Port Glasgow (Redetermination of Means of Exercise of Public Right of Passage) Order 2022 (“the Proposed Order”), to the Inverclyde Council for its approval and subsequent implementation.
- 1.4 The Proposed Order will have the effect of redetermining a section of Mirren’s Shore, Port Glasgow so that a section of the road, presently a carriageway, will become a cycle track.
- 1.5 The report also seeks Committee’s approval for the updating of the Scheme of Delegation (Officers) to the effect that, where there are no maintained objections to any Redetermination Order, the Head of Legal and Democratic Services will be authorised to confirm such a Redetermination Order on behalf of the Council, with this proposed update to the Scheme of Delegation (Officers) being remitted to the Inverclyde Council for its approval and subsequent implementation.

2.0 RECOMMENDATIONS

It is recommended that the Committee:

- 2.1 Agree to (a) remit to The Inverclyde Council the confirmation of the Proposed Order and (b) the subsequent delegation of the Proposed Order to the Shared Head of Roads and Environmental Services and the Head of Legal and Democratic Services to arrange for its implementation; and Agree that the Scheme of Delegation (Officers) be updated to the effect that, where there are no maintained objections to any Redetermination Order, the Head of Legal and Democratic

- 2.2 Services will be authorised to confirm such a Redetermination Order on behalf of the Council, with this proposed update to the Scheme of Delegation (Officers) being remitted to the Inverclyde Council for its approval and subsequent implementation.

Iain Strachan
Head of Legal & Democratic Services

3.0 BACKGROUND AND CONTEXT

- 3.1 The Head of Shared Services Roads considers it necessary to redetermine the existing means of exercise of public right of passage on Mirren's Shore, Port Glasgow for the use of cyclists and pedestrians in the interests of road safety due to the narrow width of the roads which are not suitable for vehicles.
- 3.2 The Proposed Order was issued for public consultation on 1 November 2022 with responses invited by 29 November 2022. At the end of the consultation period, no objections were received.
- 3.3 Regulation 14 of The Stopping Up of Roads and Private Accesses and the Redetermination of Public Rights of Passage (Procedure) (Scotland) Regulations 1986 ("the Regulations") provides that where no objection is made to an order, the roads authority may confirm the order. The Council is the roads authority in relation to Mirren's Shore, Port Glasgow.
- 3.4 The authority to confirm a Redetermination Order, where there are no maintained objections, is not presently delegated to any Officer of the Council. The Council's Scheme of Administration states that the promotion of byelaws, management rules and any necessary orders is reserved to the Full Council. This means that the Full Council must consider a Redetermination Order even where there are no objections to the Order.
- 3.5 It is therefore proposed to update the Scheme of Delegation (Officers) to the effect that where there are no maintained objections to a Redetermination Order, the Head of Legal and Democratic Services will be authorised to confirm any such Redetermination Order on behalf of the Council, with this proposed update to the Scheme of Delegation (Officers) being remitted to the Inverclyde Council for its approval and subsequent implementation.
- 3.6 Regulation 16 of the relevant Regulations provides that where an objection to a Redetermination Order is made and not withdrawn, the order shall be remitted to the Scottish Ministers for their consideration. At the end of the consultation period for the Proposed Order, no objections were received.

4.0 PROPOSALS

- 4.1 The form of the Proposed Order which officers are recommending for approval is included at Appendix 1 of this report.
- 4.2 It is proposed that the Scheme of Delegation (Officers) be updated to the effect that where there are no maintained objections to any Redetermination Order, the Head of Legal and Democratic Services will be authorised to confirm any such Redetermination Order on behalf of the Council, with this proposed update to the Scheme of Delegation (Officers) being remitted to the Inverclyde Council for its approval and subsequent implementation.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	X		

Legal/Risk		X	
Human Resources			X
Strategic (LOIP/Corporate Plan)			X
Equalities & Fairer Scotland Duty			X
Children & Young People's Rights & Wellbeing			X
Environmental & Sustainability			X
Data Protection			X

5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
83294	Mirren Shore Improvements	2022/23	£91,974.67		

Annually Recurring Costs/ (Savings)

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

5.3 Legal/Risk

The making of the Proposed Order is a statutory process, with which the Council has complied, as summarised above. As such, there are no Legal/Risk implications associated with this Report.

5.4 Human Resources

There are no Human Resources implications associated with the making of the Proposed Order.

5.5 Strategic

There are no Strategic implications associated with the making of the Proposed Order.

6.0 CONSULTATION

6.1 The Proposed Order has been advertised in the Greenock Telegraph and full details of the Proposed Order have been made available for public inspection at the Council offices and on the Council's website.

7.0 BACKGROUND PAPERS

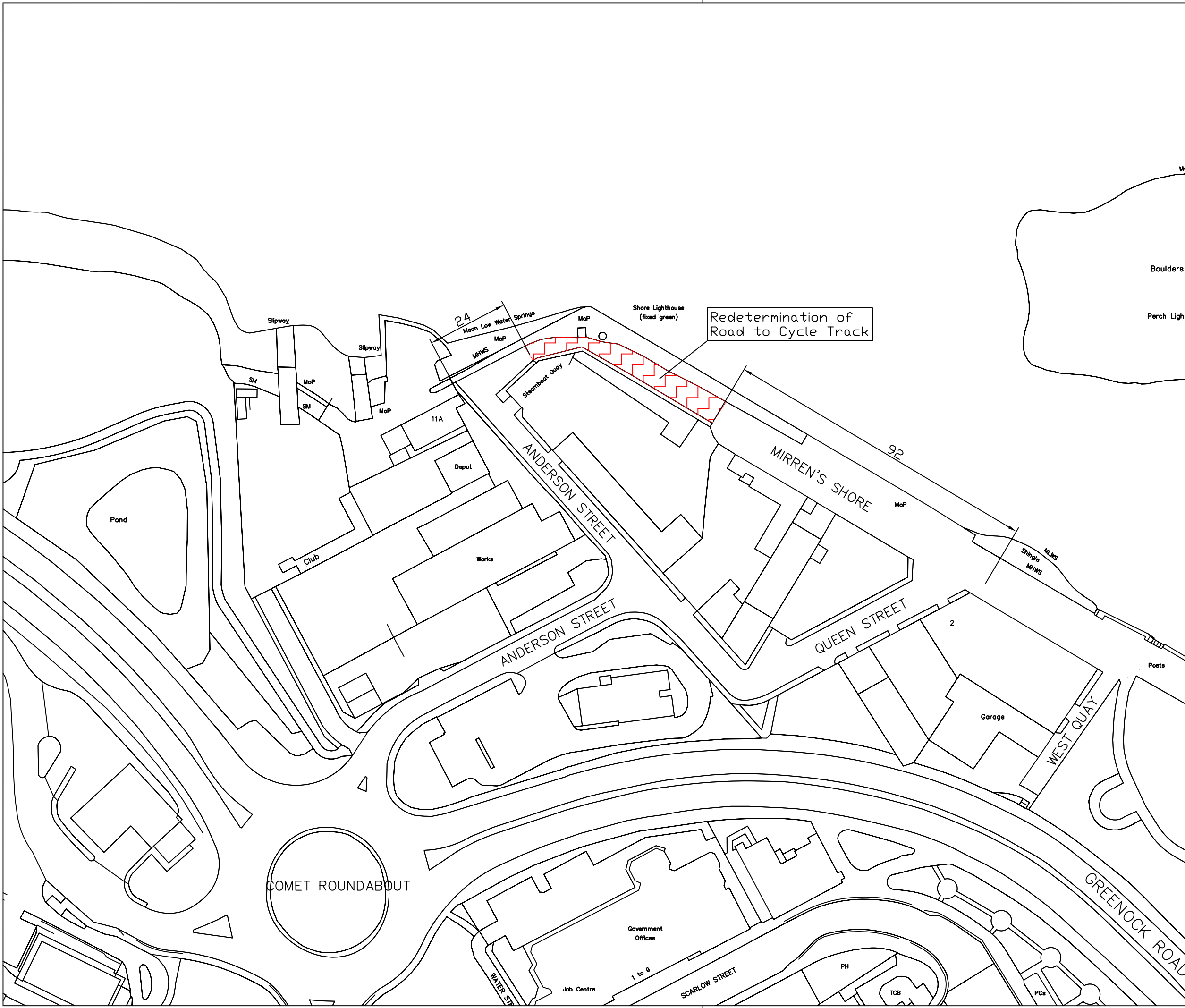
7.1 None.

Rev -
 Drawing Number TR/TRO/C218-01
 Status P

DO NOT SCALE

50
 10
 0
 A3

File: Drawing.dwg
 Date: Oct 13, 2022 - 3:51pm
 Plotted by: ProwattE



Key

N

Appendix 1

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Seal

Stat	Purpose of Issue	Date	Auth

Rev	Description	By	Date	Chk'd	Auth

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk

**THE INVERCLYDE COUNCIL, MIRREN'S SHORE,
 PORT GLASGOW (REDETERMINATION OF
 MEANS OF EXERCISE OF PUBLIC RIGHT OF
 PASSAGE) ORDER 2022**

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1000	KMM	KMM	EP
Status	Drawing Number	Date	Date	Date
P	TR/TRO/C218-01	OCT '22	OCT '22	OCT '22

THE INVERCLYDE COUNCIL

MIRREN'S SHORE, PORT GLASGOW
(REDETERMINATION OF MEANS
OF EXERCISE OF PUBLIC RIGHT
OF PASSAGE) ORDER 2022

**THE INVERCLYDE COUNCIL,
MIRREN'S SHORE, PORT GLASGOW
(REDETERMINATION OF MEANS OF EXERCISE
OF PUBLIC RIGHT OF PASSAGE) ORDER 2022**

We, The Inverclyde Council, in exercise of the powers conferred on us by Section 152(2) of the Roads (Scotland) Act 1984 (as amended) and all other enabling powers, hereby make the following Order:-

1.0 Commencement and citation

1.1 This Order may be cited as "The Inverclyde Council, Mirren's Shore, Port Glasgow (Redetermination of means of exercise of Public Right of Passage) Order 2022" and shall come into operation on the #### day of #### Two Thousand and ####.

2.0 Interpretation

2.1 The road in the Port Glasgow area, the extent of which is specified in the map and schedule annexed to this Order, at present a carriageway shall become a cycle track, the right of passage being exercisable by pedal cycles only.

This Order, map and the schedule annexed hereto is sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by #####.

SCHEDULE

Road to Cycle Track (Refer to Drawing TR/TRO/C218-01)

Mirren's Shore

From a point 24m or thereby northeast of the northeast boundary of No. 11A Anderson Street to a point 92m or thereby northwest of the northwest boundary of No. 2 Queen Street.

DRAFT