

ENVIRONMENT & REGENERATION COMMITTEE – 15 MAY 2025

Environment & Regeneration Committee

Thursday 15 May 2025 at 3pm

Present: Councillors Armstrong (for Daisley), Brooks, Cassidy, Clocherty, Crowther, Curley, Jackson, McCormick, Nelson and Quinn.

Chair: Councillor McCormick presided.

In attendance:

Eddie Montgomery	Interim Director of Environment
Neale McIlvanney	Interim Director of Regeneration
Lynsey Brown	Head of Legal, Democratic, Digital & Customer Services
Matt Thomson	Finance Manager (Environment & Technical)
Julie Ann Wilson	Principal Accountant
Peter MacDonald	Principal Solicitor
Emma Peacock	Solicitor
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
Karen MacVey	Members' and Committee Services Team Leader

This meeting was held at the Municipal Buildings, Greenock with Councillors Jackson and Quinn attending remotely.

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

236 **Apologies, Substitutions and Declarations of Interest** 236

Apologies for absence were intimated on behalf of Councillor Daisley, with Councillor Armstrong substituting, and Provost McKenzie.

Councillor Brooks declared an interest in Agenda Item 19 (Property Asset Management Private Report – Report on offers received for Baker Street site and former St Michael's Primary Schoolhouse; Update on sale of former Holy Cross site; proposed sale of land at Bogston Lane, Greenock).

Certain connections were intimated as follows:

Agenda Item 3 (Environment & Regeneration Capital Programme 2024/28 - Progress) – Councillor Curley.

Agenda Item 5 (UK Shared Prosperity Fund (SPF)) – Councillors Clocherty.

Agenda Item 8 (Glasgow Region City Deal – Commercial Space Programme) – Councillors Clocherty and Curley.

237 **2024/25 Environment & Regeneration Revenue Budget** 237

There was submitted a report by the Interim Chief Financial Officer and Director Environment & Regeneration advising the Committee of the Environment & Regeneration Revenue Budget 2024/25 projected position.

Decided:

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- (1) that it be noted that the Committee Revenue Budget is currently projected to overspend in 2024/25 by £182,000;
- (2) that it be noted that £200,000 of additional funding from 2025/26 was agreed as part of the 2025/26 budget process to address underlying pressures in the Committee budget; and
- (3) that (a) the on-going review of Agency staff being progressed by the Director be noted, and (b) it be noted that where appropriate an update will be provided to future meetings of the Committee.

238 Environment & Regeneration Capital Programme 2024/28 – Progress 238

There was submitted a report by the Director Environment & Regeneration and the Interim Chief Financial Officer providing an update on the status of the projects within the 2024/28 Environment & Regeneration Capital Programme.

Councillor Curley declared a connection as an employee of AECOM, a company mentioned in the report. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Decided:

- (1) that the current position and the progress on the specific projects of the 2024/28 Capital Programme and externally funded projects as outlined in the report and appendices be noted;
- (2) that the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from Core Property budget be noted; and
- (3) that the implementation of the remote parking payment solution utilising the available framework as detailed within section 3.36 of the report, be approved.

239 Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Annual Refresh and Performance Summary 2024/25 239

There was submitted a report by the Director Environment & Regeneration providing an update on the progress made in the delivery of the Environment and Regeneration Committee Delivery and Improvement Plan 2023/26.

Decided:

- (1) that the progress made in delivering the Environment & Regeneration Committee Delivery and Improvement Plan during 2024/25 be noted; and
- (2) that the refreshed Environment & Regeneration Committee Delivery and Improvement Plan, to be implemented in 2025/26, be approved.

240 UK Shared Prosperity Fund (SPF) 240

There was submitted a report by the Director Environment & Regeneration noting the outturn at March 2025 of Inverclyde projects funded by SPF during the period 2022-2025. Councillor Clocherty declared a connection as a Member of the Board of the Inverclyde Community Development Trust. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Decided:

- (1) that the financial position of SPF projects delivered during 2022-2025, as detailed in appendix 1 to the report, and the underspend of £277,291 for Multiply projects, be noted; and

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(2) that the projects for delivery during the year April 2025-March 2026, as outlined in appendix 2 to the report, be approved.

241 Nature Restoration Fund Proposed Projects 241

There was submitted a report by the Director Environment & Regeneration (1) advising the Committee of proposals relating to funding for Nature Restoration Fund projects, and (2) seeking approval to progress the projects identified.

Decided:

(1) that the proposals identified and the specific projects in respect of the Nature Restoration Fund be noted and approved; and

(2) that it be agreed that officers progress the projects identified.

242 Energy & Climate Change – Net Zero Action Plan Annual Progress Review 242

There was submitted a report by the Director Environment & Regeneration providing an update on the progress made against the approved Net Zero Action Plan 2022/27.

Decided: that the current position and the progress on the specific actions of the 2022/27 Net Zero Action Plan, as outlined in report and the appendix to the report, be noted.

243 Glasgow Region City Deal – Commercial Space Programme 243

There was submitted a report by the Director Environment & Regeneration advising of the Glasgow City Region City Deal project to support commercial space development.

Councillor Clocherty declared a connection as a Member of the Board of Riverside Inverclyde, and Councillor Curley declared a connection as a Member of the Board of Riverside Inverclyde and a Director of Inchgreen Marine Park. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and they were declaring for transparency.

Decided:

(1) that the progress on the Glasgow City Region Deal Commercial Space programme be noted; and

(2) that delegated authority be granted to officers to advance preparation of the project to Full Business Case stage.

244 Play Area Spend Proposals 2025/26 244

There was submitted a report by the Head of Service – Regeneration, Planning and Public Protection providing an update in respect of the proposed play area projects to be undertaken within the 2025/26 Play Area Strategy.

Decided: that the proposed play area projects identified within the report be agreed.

245 National Strategy for 20mph - Update 245

It was noted that this item had been withdrawn.

246 Kirn Drive, Gourock – Outcome of Non-Statutory Consultation for Proposed One-Way 246

There was submitted a report by the Head of Physical Assets informing the Committee of the outcome of the non-statutory consultation based on the commissioned study on the

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impact of making Kirn Drive in Gourrock one-way, as reported to the Committee on 14 March 2024.

Following discussion Councillor Brooks moved the inclusion of a further recommendation, “that the Committee agree to undertake a site visit to Kirn Drive, Gourrock at the appropriate time in order to observe the impact of the one-way system.”

As an amendment, Councillor McCormick moved the recommendations contained in the report.

Following a roll call vote, 2 Members, Councillors Brooks and Nelson, voted in favour of the motion and 7 Members, Councillors Armstrong, Cassidy, Clocherty, Crowther, Curley, McCormick and Quinn voted in favour of the amendment which was declared carried.

Councillor Jackson could not be contacted to vote.

Decided:

(1) that (a) the outcome of the non-statutory consultation be noted, and (b) it be noted that 75.4% are in favour of a scheme (with a proportion of those in favour requesting additional measures as outlined in paragraph 3.5 of the report);

(2) that it be noted that the previously considered widening and/or passing places were not taken forward as reported to the Committee in October 2019;

(3) that (a) the implementation of an Experimental Traffic Regulation Order to enable the experimental implementation of a one-way system (Kirn Drive one-way westbound between Arran Road and Divert Road as well as Staffa Street southbound between Ivy Crescent and Kingsway East), and thereafter the monitoring of traffic flow, be approved;

(4) that in consideration of the current Scheme of Delegation not authorising officers to make Experimental Traffic Regulation Orders (a) delegated authority be granted to the Head of Physical Assets to carry out the functions of the Road Traffic Regulation Act 1984 under section 9, in relation to the proposed Experimental Traffic Regulation Order, and (b) delegated authority be granted to the Head of Legal, Democratic, Digital & Customer Services to make the Experimental Traffic Regulation Order; and

(5) that it be noted that 6 months after implementation of the scheme officers will conduct further consultation on the scheme, the outcome of which will be reported to a future meeting of the committee and direction sought on whether to proceed with the making of a permanent Traffic Regulation Order, seek amendments to the scheme or remove the scheme.

247 Management Rules for Cemeteries and Crematoriums in Inverclyde 247

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services (1) advising of the outcome of the statutory consultation and (2) seeking approval for the Management Rules for Cemeteries and Crematoriums 2025-2035 and to remit them to the next meeting of the Inverclyde Council.

Decided: that (a) the Management Rules, as detailed in appendix 1 to the report, be approved, and (b) that the rules be remitted to the next meeting of the Inverclyde Council recommending that it formally approve the said Management Rules and authorise Officers to formally make the rules in accordance with the statutory procedure.

248 Contract Awards – 1 October 2024 to 31 March 2025 248

There was submitted a report by the Director Environment & Regeneration advising the Committee of the contracts awarded for the supply of goods or materials, provision of services and execution of works during the period 1 October 2024 to 31 March 2025.

Decided: that the contracts awarded by the Council during the period 1 October 2024 to 31 March 2025 be noted.

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249	Proposed Traffic Regulation Order – The Inverclyde Council Disabled Persons' Parking Places (On-Street) Order No.5 2024	249
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There was submitted a report by the Head of Physical Assets (1) informing of the outcome of the consultation procedure undertaken for the Traffic Regulation Order (TRO) entitled 'The Inverclyde Council Disabled Persons Parking Places (On-Street) Order No.5 2024' where one maintained objection has been received, and (2) seeking a decision as to whether the Committee will hear the objection relating to the TRO themselves or appoint an Independent Reporter.

Decided:

- (1) that the requirement to hold a public hearing to consider the maintained objection be noted;
- (2) that it be agreed to hold a special meeting of the Committee to hear the objection relating to the TRO;
- (3) that delegated authority be granted to the Head of Physical Assets and the Head of Legal, Democratic, Digital & Customer Services to make the necessary arrangements for the public hearing; and
- (4) that it be noted that the cost of appointing an independent Reporter is approximately £5,000, that if required, would be funded from the Decriminalised Parking Enforcement Revenue Budget.

250	Property Asset Management Public Report – (a) request authority to remarket Neil Street Children's Home (b) result of common good consultation for proposed sale of land at Bogston Lane, Greenock (c) future open space consultation concerning land to the rear of Cloch Road, Gourock	250
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There was submitted a report by the Director Environment & Regeneration (1) requesting authority to remarket the former Neil Street Children's Home, Neil Street, Greenock, (2) advising of the outcome of a consultation process recently completed in relation to a proposal to sell an area of ground at Bogston Lane, Greenock, which is classed as common good, and (3) requesting that the Committee notes that a report on an ongoing Open Space Consultation concerning a request to sell land to the rear of 54 Cloch Road, Gourock, will be brought before this Committee at a later date for consideration.

Decided:

- (1) that (a) delegated authority be granted to the Director Environment & Regeneration to place the former Neil Street Children's Home on the open market for sale, thereafter to set a closing date when the level of interest justifies it, and (b) it be noted that a report will be brought before the Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council;
- (2) that (a) the outcome of the common good consultation in relation to a proposed sale of land at Bogston Lane, Greenock be noted, and (b) it be noted that no representations were received either for or against the proposal prior to consideration of the recommendations in the private Property Asset Management report on this agenda; and
- (3) that it be noted that a report on the outcome of an open space consultation in relation to a proposed sale of land to the rear of 54 Cloch Road, Gourock will be brought before this Committee for a decision once the consultation has completed on the 16 May 2025.

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

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Item	Paragraph(s)	
Greenock Central – Levelling Up Fund Project	6 & 8	
Housing Plots – Leperstone Avenue, Kilmacolm	6	
Use of Powers Delegated to the Chief Executive in Respect of Clune Park Acquisitions	6, 8 & 9	
Property Asset Management Private Report – Report on offers received for Baker Street site and former St Michael’s Primary Schoolhouse; Update on sale of former Holy Cross site; proposed sale of land at Bogston Lane, Greenock	6, 8 & 9	
251 Greenock Central – Levelling Up Fund Project		251
<p>There was submitted a report by the Director Environment & Regeneration (1) providing an update on the Greenock Levelling Up Fund Project, (2) outlining the work that has been undertaken following the previous update in August 2024, and (3) advising on the next steps to progress the project towards commencement on site.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.</p>		
252 Housing Plots – Leperstone Avenue, Kilmacolm		252
<p>There was submitted a report by the Director Environment & Regeneration (1) providing an update on current availability of Leperstone Avenue housing plots, and (2) seeking approval to market the remaining plots as a development opportunity.</p> <p>Councillor Quinn left the meeting during consideration of this item of business.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.</p>		
253 Use of Powers Delegated to the Chief Executive in Respect of Clune Park Acquisitions		253
<p>There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services advising the Committee of the use of powers delegated to the Chief Executive in respect of Clune Park acquisitions.</p> <p>Decided: that the use of Emergency Powers by the Chief Executive be noted.</p>		
254 Property Asset Management Private Report – Report on offers received for Baker Street site and former St Michael’s Primary Schoolhouse; Update on sale of former Holy Cross site; proposed sale of land at Bogston Lane, Greenock		254
<p>There was submitted a report by the Director Environment & Regeneration (1) advising the Committee of activities relating to the management of the Council’s property assets and (2) making recommendations in this regard.</p> <p>Councillor Brooks declared an interest and left the meeting during consideration of this item of business, all as detailed in the private appendix.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.</p>		