

Notice of Meeting and Agenda

Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 25 January 2023	10:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Michelle Campbell (Convener): Councillor Stephen Burns (Depute Convener):

Councillor Jennifer Adam: Councillor Jacqueline Cameron: Councillor Carolann Davidson:
Councillor Audrey Doig: Councillor Chris Gilmour: Councillor John Gray: Councillor James
MacLaren: Councillor Janis McDonald: Councillor Iain McMillan: Councillor John McNaughtan:
Councillor Will Mylet: Councillor Iain Nicolson: Councillor Ben Smith:

Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Items of business

Apologies

Apologies from members.

Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- | | | |
|----------|---|----------------|
| 1 | Revenue and Capital Budget Monitoring
Joint report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing. | 5 - 12 |
| 2 | Operational Performance Report
Report by the Director of Environment & Infrastructure. | 13 - 21 |
| 3 | Electric Vehicle Infrastructure & Road Related Services
Report by the Director of Environment & Infrastructure. | 22 - 25 |
| 4 | ECO Flex 4
Report by the Director of Environment & Infrastructure. | 26 - 33 |
| 5 | Affordable Housing Sites in Renfrewshire - transfer to Housing Revenue Account
Report by the Chief Executive. | 34 - 39 |
| 6 | Surplus Status for Residential Properties on School Grounds
Report by the Chief Executive. | 40 - 48 |
| 7 | Land Adjacent to Barnwell Street Bridge, Paisley
Report by the Chief Executive. | 49 - 53 |
| 8 | Lease renewal at Camphill Court, Paisley
Report by the Chief Executive. | 54 - 57 |
| 9 | Land at Kilpatrick Drive, Erskine
Report by the Chief Executive. | 58 - 61 |

- 10 **Lease Renewal - Renfrewshire House - First Floor South -** 62 - 65
 Care Inspectorate
 Report by the Chief Executive.
- 11 **Year Lease of Shop at 38-40 MacDowall Street, Johnstone** 66 - 69
 Report by the Chief Executive.
- 12 **2 Year Lease Renewal - Migrant Helpline Limited, 9** 70 - 73
 Christie Street, Paisley
 Report by the Chief Executive.
- 13 **Houston Village Hall** 74 - 77
 Report by the Chief Executive.

EXCLUSION OF PRESS AND PUBLIC

The Board may by resolution exclude the press and public from the meeting during consideration of the following items of business as it is likely, in view of the nature of the business to be transacted, that if members of the press and public are present, there could be disclosure to them of exempt information as defined in paragraphs 6 and 9 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.

Exempt Item

Exempt documents are no longer available in print format. You will require to log in to CMIS and navigate to Infrastructure, Land & Environment Exempt Items on the Council and Boards page to access documents. Please note that access to exempt documents is now restricted.

- 14 **Land at Ingliston Drive, Bishopton**
 Report by the Chief Executive.



To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Director of Finance & Resources and Director of Environment & Infrastructure

Heading: Revenue and Capital Budget Monitoring as at 11 November 2022

1. Summary of Financial Position

- 1.1. The projected Revenue outturn as at 31 March 2023 for Infrastructure, Land and Environment is an overspend position of £2.098m (6.8%) against the revised budget for the year.
- 1.2. The projected Capital outturn as at 31 March 2023 for Infrastructure, Land and Environment is a breakeven position for the year.
This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.

Table 1: Revenue

Division	Revised Annual Budget £000	Projected Outturn £000	Budget Variance (Adv)/Fav £000	Budget Variance %
Environment & Infrastructure	30,841	32,537	(2.098)	(6.8%)

Table 2: Capital

Division	Revised Annual Budget £000	Projected Outturn £000	Budget Variance (Adv)/Fav £000	Budget Variance %
Environment & Infrastructure	21,631	21,631	0	0.0%

2. Recommendations

It is recommended that the Infrastructure, Land and Environment Policy Board:

- 2.1 Note the projected Revenue outturn position as detailed in Table 1 above, considering that the forecast position is based on best estimates at this time;
 - 2.2 Note the projected Capital outturn position as detailed in Table 2 above; and
 - 2.3 Note the Revenue and Capital budget adjustments detailed in sections 4 and 6.
-

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected annual overspend of £2.098m (6.8% of total budget) for Infrastructure, Land and Environment. Narrative is provided in the Appendices below to provide context and explanation to the budget position for service areas
 - 3.2. The projected costs for this financial year are based on the financial information available at the time of writing this report, and future projections and outturns may vary depending on the operational and current market conditions.
 - 3.3. The forecast financial overview for the Council being reported to Finance, Resources and Customer Services Board incorporates the overspend position reflected in this report.
 - 3.4. The main reasons for the projected outturn position are indicated below, with the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget). The main drivers are the loss of parking income, as has been the case since the beginning of the pandemic, the refuse collection costs that are largely driven by inflationary costs and absence cover as a result of annual leave being carried forward from during the pandemic and the impact of the anticipated energy increases on areas such as street and traffic lighting.
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4. Revenue Budget Adjustments

- 4.1. The budget adjustments actioned between reporting periods were in the main realignments within some of the operational sections and the allocation of national insurance budgets.
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5. Capital

- 5.1. The Capital Investment Programme 2022/23 to 2026/27 was approved by the Council on 3 March 2022.

- 5.2. The Capital Monitoring report at Appendix 2 indicates adjustments in the approved capital programme of £3.948m, of which £0.052m have occurred since the last board report at Period 3. This reflects new grant funding awarded in 2022/23 and deceleration of budget related to updated cash flows.
- 5.3. The projected outturn at 31 March 2023 is a breakeven position. Further detail, including reasons for significant variances, can be found at Appendix 2.

6. Capital Budget Adjustments

- 6.1. Since the last report, budget changes of £0.052m have arisen which reflect the following:

Budget Increases in 2022/23 (£0.452m) for grant awarded in the following projects:

- Nature Restoration Fund (£0.452m) reflecting grant awarded by the Scottish Government in 2022/23;

Budget reprofiled from 2022/23 into 2023/24 (£0.400m) for the following projects:

- Bridge Strengthening (£0.250m) due to expected timing of Plymuir Bridge project;
- Vehicle Replacement Programme (£0.150m) to reflect expected delivery date of two Cherry Pickers.

Budget transfers in 2022/23:

- Transfer (£0.200m) from Bridge Strengthening to Renfrew Riverside to Paisley Town Centre Active Travel Route as described in the Revenue and Capital Monitoring Report on 31 August 2022.

Implications of this report

1. **Financial** – The projected budget outturn position for Infrastructure, Land and Environment Revenue budget is an overspend of £2.098m.

The projected outturn position for Infrastructure, Land and Environment Services' Capital budget is breakeven position. The Capital programme will continue to be monitored closely for the rest of the financial year.

2. **HR and Organisational Development** - None directly arising from this report.
3. **Community/Council Planning** - None directly arising from this report.

4. **Legal** - None directly arising from this report.
5. **Property/Assets** - Capital projects result in lifecycle improvements and replacements to Roads & footways network and vehicles.
6. **Information Technology** - None directly arising from this report.
7. **Equality and Human Rights** - The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health and Safety** - None directly arising from this report.
9. **Procurement** - None directly arising from this report.
10. **Risk** - The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
11. **Privacy Impact**- None directly arising from this report.
12. **Cosla Policy Position** - N/a.
13. **Climate Risk** - None directly arising from this report.

List of Background Papers

Revenue Budget and Council Tax Policy Board report, Council 3 March 2022

Capital Investment Programme 2022/23 to 2026/27, Council 3 March 2022.

Authors: Director of Finance & Resources and Director of Environment & Infrastructure

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 11 November 2022

POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT

Objective Summary	Approved Annual Budget at Period 6	Budget Adjustments	Revised Annual Budget at Period 8	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Directorate and Service Co-ordination	1,249	0	1,249	1,125	124	9.9%	124	(0)
Refuse Collection	5,392	0	5,392	7,081	(1,689)	(31.3%)	(1,576)	(113)
Household Waste Recycling Centres	768	0	768	836	(68)	(8.9%)	(73)	5
Refuse Disposal	7,602	0	7,602	6,887	715	9.4%	679	36
Streetscene	6,202	6	6,208	6,296	(88)	(1.4%)	(68)	(20)
Sustainability and Place	606	0	606	585	21	3.5%	59	(38)
Fleet Services	(172)	67	(105)	(83)	(22)	(21.0%)	85	(107)
Social Transport	1,587	(66)	1,521	1,400	121	8.0%	180	(59)
Roads Operations	2,886	9	2,895	2,906	(11)	(0.4%)	30	(41)
Infrastructure and Assets	1,690	(26)	1,664	1,905	(241)	(14.5%)	(41)	(200)
Transportation & Development	992	0	992	885	107	10.8%	(19)	126
Parking of Vehicles	(1,130)	0	(1,130)	(63)	(1,067)	(94.4%)	(1,078)	11
Strathclyde Partnership for Transport Requisition	3,168	0	3,168	3,168	0	0.0%	0	(0)
NET EXPENDITURE	30,840	(10)	30,830	32,928	(2,098)	(6.8%)	(1,696)	(403)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 11 November 2022

POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT

Subjective Summary	Approved Annual Budget at Period 6	Budget Adjustments	Revised Annual Budget at Period 8	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	21,642	(10)	21,632	22,525	(893)	(4.1%)	(654)	(241)
Premises Related	1,053	0	1,053	1,466	(413)	(39.2%)	(413)	(0)
Transport Related	6,039	0	6,039	7,204	(1,165)	(19.3%)	(1,130)	(35)
Supplies and Services	12,108	300	12,408	12,776	(368)	(3.0%)	(135)	(233)
Third Party Payments	3,196	0	3,196	3,224	(28)	(0.9%)	(13)	(15)
Transfer Payments	104	0	104	153	(49)	(47.1%)	(47)	(2)
Support Services	34	0	34	23	11	32.4%	27	(16)
Depreciation and Impairment Losses	0	(300)	(300)	0	(300)	(100.0%)	(300)	0
GROSS EXPENDITURE	44,176	(10)	44,166	47,371	(3,205)	(7.3%)	(2,665)	(542)
Income	(13,336)	0	(13,336)	(14,443)	1,107	8.3%	969	138
NET EXPENDITURE	30,840	(10)	30,830	32,928	(2,098)	(6.8%)	(1,696)	(403)

Objective Heading	Key Reasons for Projected Variance
Refuse Collection	The over spend in the main relates to increased costs relating to fuel cost, bins, caddies and bin liner supply. Also, due to high levels annual of leave carried forward as a result of the pandemic, additional overtime is being incurred in order to cover this from an operational perspective. In addition, there has been a reduction in demand for special uplifts from the Housing Service.
Household Waste Recycling Centres	In the main, the overspend is in relation to transport related costs as a result of increased fuel prices and external vehicle hires.
Refuse Disposal	The current projected position relates to reduced levels of waste being disposed of and are expected to continue for the remainder of the financial year resulting in an underspend on the Clyde Valley Waste contract. In addition, income is expected to over recover this financial year due to income for mixed plastics, cans and glass now expected this financial year. However, this will be closely monitored through the year.
Streetscene	The current projected overspend within Streetscene in the main relates to the tree management and the associated health and safety issues such as tree inspections and monitoring tree health. As a result, the Council is incurring increased inspection and monitoring costs in dealing with tree health issues such as Ash Dieback. This will be closely monitored through the remainder of the financial year.
Social Transport	Due to supporting in year projects, the service is receiving additional income. However, it should be noted that this will be monitored throughout the financial year and any changes will be reported to future boards.
Parking of Vehicles	Off-street parking charges have been reintroduced for a number of months, however on and off street parking income and fine recovery remain significantly lower than pre-pandemic levels and this is expected to remain until the end of the current financial year.

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
 1st April to 11th November 2022
POLICY BOARD: INFRASTRUCTURE, LAND & ENVIRONMENT

Project Title	Prior Years Expenditure to 31/03/2022* £000	Current Year 2022-23						Full Programme - All years			
		Approved Budget 2022-23 £000	Budget Adjustments in 2022-23 £000	Revised Budget 2022-23 £000	Projected Outturn 2022-23 £000	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-27 £000	Projected Outturn to 31-Mar-27 £000	Budget Variance (Adverse) or Favourable	
ENVIRONMENT & INFRASTRUCTURE											
Cycling, Walking & Safer Routes	0	785	432	1,217	1,217	0	0%	1,467	1,467	0	0%
Roads/Footways Upgrade Programme	15,584	11,068	(28)	11,040	11,040	0	0%	39,180	39,180	0	0%
Safe Road Crossing	59	0	191	191	191	0	0%	250	250	0	0%
Vehicle Replacement Programme	0	2,257	86	2,343	2,343	0	0%	2,492	2,492	0	0%
Bridge Assessment/Strengthening	0	481	(412)	69	69	0	0%	320	320	0	0%
Lighting Columns Replacement	0	560	404	964	964	0	0%	964	964	0	0%
Traffic Management	0	100	83	183	183	0	0%	183	183	0	0%
Core pathways & cycle network	62	138	0	138	138	0	0%	200	200	0	0%
Parks Improvement Programme	2,142	63	97	160	160	0	0%	2,302	2,302	0	0%
Improvements to Outdoor Access and Play Area Program	264	1,100	355	1,455	1,455	0	0%	1,718	1,718	0	0%
Multi Purpose Bins	60	20	0	20	20	0	0%	80	80	0	0%
Improvements to Cemetery Estate	1,220	141	179	320	320	0	0%	1,541	1,541	0	0%
Underwood Depot - Workshop Improvements	320	0	2	2	2	0	0%	322	322	0	0%
Clyde Mission Fund - Renfrew Riverside to Paisley TC Active Travel Route	33	970	232	1,202	1,202	0	0%	1,235	1,235	0	0%
Renewal of Play Parks	0	0	313	313	313	0	0%	1,849	1,849	0	0%
Nature Restoration Fund	1	0	608	608	608	0	0%	609	609	0	0%
Recycle Improvement Fund	0	0	346	346	346	0	0%	346	346	0	0%
Strathclyde Partnership Transport	0	0	1,060	1,060	1,060	0	0%	1,060	1,060	0	0%
TOTAL INFRASTRUCTURE, LAND & ENVIRONMENT BOARD	19,745	17,683	3,948	21,631	21,631	0	0%	56,118	56,118	0	0%

*Rolling programmes have a prior year year expenditure of £0 as the expenditure is not directly linked from one year to the next as a singular project.



To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Director of Environment & Infrastructure

Heading: Operational Performance Report

1. Summary

- 1.1 This report provides an overview of key service activities since the last Policy Board report on 9 November 2022 and an operational performance update on the services and key projects delivered during this period.
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2. Recommendations

It is recommended that the Infrastructure, Land and Environment Policy Board:

- 2.1 Approves the operational performance update detailed within this report
- 2.2 Approves the proposals for Causeyside Street outlined in the report, with regular progress updates being brought to the Board in future Operational Performance Reports.
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3. Background

- 3.1 Environment & Infrastructure provides essential services to every household in Renfrewshire and works in partnership with the local community, other service areas and Community Planning Partners, to deliver key Council priorities and initiatives. A progress update on the main activities delivered by the services within Environment & Infrastructure, in respect of the areas of activity delegated to this Policy Board, is detailed below.

- 3.2 For Operational Services while most of the COVID-19 restrictions have now been removed, Covid related absences continue to be a challenge to service delivery. In addition, whilst assisting the services to continue to operate last year, staff accrued annual leave which they have now been using this year.
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Updates for Infrastructure Land and Environment Policy Board

4. Fleet, Roads and Transportation

4.1 Fleet Services

Fleet Services are exploring piloting of a new fuel for the heavy Council fleet, HVO (hydrotreated vegetable oil) fuel. HVO is a renewable, sustainable fuel, that also potentially offers better combustion and cold temperature performance than fossil diesel, whilst significantly reducing greenhouse gas emissions on combustion. This means that running vehicles with HVO fuel could reduce CO₂ emissions by up to 90%, NO_x (Oxides of Nitrogen) emissions by up to 27% and PM (particulate matter) emissions by up to 84%, all of which are key factors to achieving improved air quality. The fuel is a slightly higher cost; however, this pilot will provide us with an opportunity to test our existing fleet, we will select six commercial vehicles 3x Refuse Collection Vehicles, 1x Bus & 2x Crewcab tipper all with comparable combustion engines for result testing. This trial will start on the 6 February when the HVO is delivered into Underwood Road.

4.2 Roads Capital Investment Programme

The programme for 2022/23 is substantially complete with 78 of the programmed 90 carriageways complete (a number are commencing at the end of February). The large area patching programme is around 85% complete and will finish in February and the pre-patching in advance of next year's surface dressing contract is now complete. The service is currently reviewing the capital investment programme for 2023/24 which will include schemes delayed in 2022/23.

4.3 Winter Maintenance

During December the service was busy with gritting duties, as of Monday the 9 January 2023, we have used a cumulative total of 2,997 tonnes of salt. We have gritted our primary network 52 times and our secondary network on 13 occasions. We have also replenished the stock within the grit bins when required. In addition to gritting, the service has also had to respond to several flood warnings over the period with the priority hotspot locations being cleared in advance. There are however areas where even with preventative action the volume of water will cause periods of flooding and will only be passable once the weather has improved.

4.4 #YouDecide

- 4.4.1 Phase 2 commenced on 11 November with an extensive community engagement programme running for 4 weeks. 40 roadshows were held throughout Renfrewshire and residents were invited to use their postcode to vote for projects in their local area. There was an overwhelmingly positive response received with 4,800 votes cast.

4.4.2 The successful projects will be known by the end of January with an event being arranged to celebrate the efforts of those who have been responsible for the nomination of the successful projects. The works will then take place throughout 2023.

4.5 **Active Travel & Infrastructure Improvement Update**

4.5.1 Renfrewshire Council have been successful with Active Travel grant funding applications to Sustrans for two feasibility studies to link Linwood to the Phoenix Retail Park and Howwood to the National NCN7 cycle route. Sustrans are funding the concept stage including development of a robust business case for the project based on stakeholder feedback, exploration of early design options and agreement on a preferred option. In addition, Sustrans have awarded funding to develop a detailed design for the junction of Glasgow Road, Hawkhead Road and Arkleston Road, whose concept design for improvements for cyclists was recently chosen after a public engagement exercise. Work on these projects will commence in the new financial year.

4.5.2 The engagement phase detailing the “You said – We did” information of the Causeyside Street regeneration and active travel route concluded on the 15 January. The engagement attracted significant interest in the project which will improve infrastructure and connections between Gilmour Street and Canal Street train stations, provide cycling infrastructure, formalising car parking arrangements to remove illegal parking activity and improve the streetscape and connections to Dunn Square and High Street. The service will now move to procuring the works, with an estimated completion date of September 2023. Items raised within the consultation that were not covered under this regeneration project have been allocated to the appropriate service.

4.5.3 Members will be aware of the Council successfully being awarded £2 million from Transport Scotland’s Bus Partnership Fund for improvements to public transport infrastructure in Paisley Town Centre. Officers have been working up design proposals and a consultation will be launched in late January 2023 to gather feedback on the proposals. The outcome of the consultation will be reported to a future board.

4.5.4 A recent consultation exercise has concluded in relation to the Villages Traffic Study that was carried out in Howwood, Kilbarchan and Houston. Officers are currently reviewing the feedback to the consultations with a view to compiling a prioritised list of interventions for each location. This will allow the conversation with the communities to continue to in order to deliver on the community priorities.

4.5.5 Junction improvements have been consulted on with the local community and ward members at the Bowfield Road/ Midton Road junction in Howwood. Officers attended the Howwood Community Council meeting on 11 January and agreed to implement the proposed changes. Works are expected to take place by end of March 2023.

4.5.6 The tender process for design only of Linburn Bus Turning Loop in Erskine concluded in December 2022. The successful tenderer has been notified and the contract will start by the end of January 2023. There were no compliant tender

returns for the Milliken Park Rail Station Drop-off/ Pick-up and officers are currently reviewing options for a route to market with colleagues in procurement.

- 4.5.7 Contract for improvements at the signalised junction of Kings Inch Drive and the M8 slip road at Braehead was awarded in December 2022 with works planned for March 2023.
- 4.5.8 Renfrewshire Council have been regularly working with Peel Ports maritime group and haulage contractors during 2022 to transport abnormally heavy, long and wide loads on appropriate roads in Renfrewshire. Examples of this include transporting of 75 metre wind turbine blades from King George V Docks near Braehead to wind power farms across Scotland and UK. This involves planned activities with Police Scotland and the temporary removal of street furniture including traffic lights to use the road network.
- 4.5.9 The tender process for design and construction of a replacement Plymuir Bridge in Paisley concluded in January. This will bring the last council-owned bridge up to national requirement of being able to carry 40 tonnes, when built during 2023/24.

4.6 Festive Lights 2022/23

- 4.6.1 The festive lights programme for 2022/23 completed as planned with our officers providing support to Christmas light installations and switch on events across 15 locations in Renfrewshire.

5. Parks Investment

- 5.1 The renewal of Lochwinnoch Park play area was successfully completed in December 2022 and reopened to the public. A further 5 play area renewals, awarded late June 2022, were also completed in time for Christmas 2022 at
- Campbell Street, Renfrew
 - Craggs Park, Paisley
 - Ardgryffe Park, Houston
 - Churchill Drive, Bishopton
 - Dunvegan Avenue, Elderslie
- 5.2 The final Contract awarded late June 2022 started at the beginning of January 2023 at Elm Drive & Sycamore Avenue in Johnstone.
- 5.3 A contract has been awarded for the refurbishment of play equipment at Moss Road Park in Bridge of Weir following on from preliminary work completed to renew the rubber safer surfaces in August 2022. The final works are expected to start in January / February 2023.
- 5.4 The first phase of refurbishment of the play area at Inchinnan Playing Field took place early in December 2022 with the complete replacement of the timber retaining edge and full replenishment of the loosefill safer surface. Further works to refurbish the play equipment will take place later in 2023.
- 5.5 Work continues specifying refurbishment requirements for Howwood Park Toddler /

Junior, Houston Public Park and second phase Inchinnan Playing Field play areas.

6. Climate Change

6.1 Electric Vehicle Charge Points

Following a successful bid to Energy Savings Trust of £77,000 for Fleet EV charging infrastructure. Installation works have begun at Gallowhill Community Centre, Hawkhead Road, Williamsburgh Court, Arkleston Road and Barochan Road Children's Homes to further decarbonise our fleet vehicles. In addition, Scottish Power are scheduled to install a new substation near Hunter Street Car Park Paisley during Spring that will provide an addition of 8 charging bays for public use.

6.2 Biodiversity

Wildflower corridors/areas were created across Renfrewshire this year. Wildflowers flourish more effectively in a low nutrient soil where they can out compete the shorter grass types. Wildflower areas were cut back and the cuttings were removed to reduce the nutrient level and provide the best medium for the perennial wildflowers to flourish next year.

Engagement on the next phase of Biodiversity sites is underway and Elected Members, Community Councils, Forum's etc. have been advised of this engagement and provided links to the story boards/engagement portal which closes on 22 January 2023.

E&I will fully review all engagement feedback and prepare areas during February through to April for seeding when the temperatures will allow the seed to germinate. Further pictures will be added to the story board during preparations for Communities and Elected Members to view. The next tranche of sites as agreed through the Climate Change Board are at the following locations:

- Mill Lade, Linwood
- Shaw Place, Linwood
- Knockhill Park, Renfrew
- Cunningham Road, Kilbarchan
- Woodside Park, Paisley
- Nursery Area at Oldhall Road, Ralston
- Station Road Playing Fields, Langbank
- Erskine Pool Area (rear of), Erskine
- Auchenlodment Road, Johnstone
- Barscube Terrace to Ladykirk Crescent, Paisley
- Arkleston Road, Renfrew

7. Team Up to Clean Up

7.1 Team Up to Clean Up celebrated its 5-year anniversary on 17 October 2022. Volunteers offered kind and supportive comments on Facebook and acknowledged how far the project has come and how much they enjoy participating. Group numbers continue to grow with over 4,100 members engaging, working together and celebrating efforts.

7.2 Team Up to Clean Up, in partnership with Environmental Health and SWECO, is undertaking visits to over 230 hot food retailers across Renfrewshire. The visits will

establish the impact of the single use plastics ban on takeaway premises and support businesses in moving towards a more sustainable approach. Businesses will further receive information on recycling, energy efficiency, and single use plastic alternatives. The publishing of a ratings system, enabling the public to identify businesses adopting a more sustainable approach, is also under review.

- 7.3 Delivered under the Team Up to Clean Up banner, the Environmental Task Force has been operational since 1 December, undertaking daily patrols to key identified hotspot areas. Close links, already firmly established with StreetScene, are being utilized to ensure processes to obtain evidence of flytipping sources are maximized.
- 7.4 The Environmental Taskforce has already issued 9 Fixed Penalty Notices (FPN's) since their implementation, 4 of these are paid, 5 actively being progressed. Evidence is being gathered for 1 larger scale investigation, with advice sought, and relations formed with the West of Scotland's Environmental and Wildlife Procurator Fiscal at the outset. SEPA have also been made aware of the Taskforce and requests for support submitted. Intelligence gathered in relation to suspected businesses is being shared on the Scottish national database (IDB) used by SEPA and Trading Standards.
- 7.5 Flytipping investigations so far have created stronger links with a local van hire company, who are providing evidence for an investigation, and private landowners. To date 3 private landowners have cleared flytipping from their land as requested by the Taskforce. A greater working relationship is also being created with Williamsburgh Housing Association considering available options to reduce flytipping in the Seedhill area.
- 7.6 StreetScene's role is fundamental to the success of the Taskforce so far. Operatives are removing flytipping quickly, where on Council land, and supporting Officers in their search for evidence in presented flytipping. The teams are building a strong working relationship which is assisting to deliver the required outcomes.
- 7.7 "Building Communities" has taken on responsibility for recording all reported instances of flytipping on one software system. Historically, the Community Safety Partnership recorded on one software system while StreetScene adopted another. Navigating only one source of enhanced data will increase the quality of flytipping intelligence, as well as offering accurate data to support flytipping investigations. Improved data will be monitored to provide a greater opportunity to focus resources where evidence dictates.
- 7.8 Scotland-wide, analysis of the National Litter and Flytipping Strategy Consultation was published in July 2022 with 80% of respondents agreeing the penalty cost for flytipping, £200, is too small. Local Authorities await the publication of the new Strategy which will consider the 978 national responses.

8. Waste and Recycling Services

- 8.1 The implementation of the new operational management system (Webaspx) launched in December 2022 has progressed well. In-cab devices have been fitted to the vehicles and staff are being trained in its use. The technology improves work instruction capabilities and has functionality for same day live allocation of missed

collections. This improves response times through the real time allocation to in-cab system and optimization of routing.

- 8.2 Funding from the Recycling Improvement Fund (RIF) has been invested to initiate civil engineering works at HWRC's across Renfrewshire to accommodate the new compactors and roller packers. These remain on schedule for delivery late January / early February 2023. In addition, a comprehensive communications exercise is being planned to make householders across Renfrewshire aware of the forthcoming improvements in recycling opportunities at Household Waste Recycling Centres (HWRCs).
- 8.3 Following World Mental Health Day on 10 October 2022, waste services carried out six mental health awareness workshops across all services with great response rates. The workshops looked at crisis areas, coping skills and trigger points and included how council services can help support anyone going through a difficult time.
- 8.4 The Paisley HWRC site will increase its opening hours by 30 mins per day from the 30 January 2023. This means that all 5 sites in Renfrewshire will be brought inline and open from 8am until 6.30pm (last car in at 6pm). Previously, based on the volume of traffic in and out of the Paisley site it opened at 8.30am each day. Recent health and safety and infrastructure improvements have improved traffic flow with operational vehicles leaving the depot before 8am.
- 8.5 Following review of rural routes in Renfrewshire, dedicated crews have been allocated to these routes. This has allowed crews to develop knowledge of the route, assisted pull outs and reduced resultant complaints over the last few months. In addition, the new Operational Management System, gives live route viewing capability to enable supervisors a transparent management tool to monitor the work in real time.
- 8.6 Waste officers have worked with members, residents and businesses in Johnstone Town Centre on waste infrastructure. Communication with third party private waste collection contractors and clearance of unsuitable bin infrastructure have resulted in improvements to the streetscape. The service will continue to consult with communities and Elected Members on an on-going basis to address any specific issues raised.

9. Street Scene

- 9.1 The service is working through its winter maintenance programme of edging, weed scraping and shrub cutting tasks across Renfrewshire's parks, cemeteries and green space.
- 9.2 Memorial Safety Assessments continue and are on track to complete all initial assessments by June 2023. Reinspection's are underway with 72% completed to date.

10. Clyde Muirshiel

- 10.1 In October the resurfacing of the 300 metre path to Windy Hill (MCP) was completed. In November, staff worked on building pathway drainage channels and moving stone for path repairs at Courtshaw, Parkhill and repaired the gate at Johnshill (all CSCP).

- 10.2 A Classic car rally was held at Castle Semple, in October, and countryside rangers continued weekly work with Branching Out (mental Health support programme), community walks, Community Networks, Sheltered Housing and a Duke of Edinburgh youth group.
- 10.3 Outdoor Activity staff have remained busy with groups throughout October and November with additional bookings for sailing coming in for 2023 and 2024.
- 10.4 The café and gift shop (CSCP) are fully accessible and moved to 'winter hours' (10am to 4pm) in November. They are supporting the 'Better Points' scheme and various 'Warm Spaces' activities.
-

Implications of the Report

1. **Financial** – There are ongoing challenges with the impact of COVID and cost of living pressures, these are captured in the financial outturn report presented in a separate paper to this policy board.

2. **HR & Organisational Development** – None

3. **Community & Council Planning**

Our Renfrewshire is thriving / Reshaping our place, our economy and our future - the service is actively involved in the Invest in Renfrewshire scheme and investing in road network to support and facilitate economic growth.

Creating a sustainable Renfrewshire for all to enjoy - working in partnership with the community to deliver a cleaner Renfrewshire. Promoting and encouraging waste minimisation through reducing, reusing and recycling. Reducing carbon emissions, through LED streetlights and electric and low emission vehicles within the Council fleet.

Our Renfrewshire is well - the service encourages use of our parks and open spaces to promote a healthy and active lifestyle.

4. **Legal** – None

5. **Property/Assets** – The Council's roads, fleet and open space infrastructure is maintained and enhanced.

6. **Information Technology** – None

7. **Equality & Human Rights** - The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment

will be published on the Council's website

8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – CRMG are continuing to review the Council's risk profile in light of the coronavirus pandemic.
 11. **Privacy Impact** – None
 12. **CoSLA Policy Position** – None
 13. **Climate Risk** – The Council continues to explore opportunities to secure external funding to deliver sustainable, green infrastructure projects.
-

List of Background Papers: none

Author: Gordon McNeil, Director of Environment & Infrastructure
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To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Director of Environment & Infrastructure

Heading: Electric Vehicle Infrastructure Tariffs and Roads Related Fees and Charges

1. Summary

- 1.1 Council has previously considered and agreed the financial sustainability and outlook reports presented to Council, setting out the scale of the short and medium term financial challenge facing the Council; and that development and implementation of a transformation programme and other financial sustainability workstreams are critical to ultimately supporting the Council secure a financially sustainable position in the short and medium term.
 - 1.2 This report sets out as part of the Council's financial sustainability strategy to introduce charges for use of the public electric vehicle charging infrastructure and introduce charges for the discretionary road related services. This also bring the Council into alignment with many local authorities across Scotland who are currently levying a charge for electric vehicle infrastructure and for these discretionary road related services set out in section 4 of this report. The intention is for these charges to become effective from 1st April 2023. There will be a wider communications campaign in advance of the service changes.
-

2. Recommendations

It is recommended that the Infrastructure, Land and Environment Policy Board:

- 2.1 Approves the electric vehicle charging tariff as set out section 3.4 of the report
 - 2.2 Approves revised roads related charges set out in section 4 of the report
-

3. Electric Vehicle Charging Infrastructure

- 3.1 The Council currently has 118 publicly available electric vehicle charging bays in Renfrewshire with further charging infrastructure planned for 2023. This charging infrastructure is currently available to electric vehicle owners free of charge, with the Council paying for the electricity and maintenance costs. Currently around two thirds of Local Authorities in Scotland levy a tariff charge for use of Electric Vehicle Charging Infrastructure.
- 3.2 The different types of electric charging infrastructure available in Renfrewshire are:
- 7KW Slow – 80% charge within 7 – 8 hours,
 - 22KW Fast – 80% charge within 3 – 4 hours, and
 - 50KW Rapid – 80% charge within 45 minutes.
- 3.3 In addition to the charging tariff, an ‘overstay’ fee is common practice across those authorities already charging. The overstay fee is designed to prevent vehicles staying beyond the time taken to charge, thereby stopping others from accessing the charging point. Overstay fees encourage churn and dissuade users from seeing charging points as potential parking locations. The overstay period would only commence 10 minutes after the charging period had expired.
- 3.4 The following tariff charges are proposed for use of the electric vehicle charging infrastructure across Renfrewshire based on the charger size as set out in the table below. It is also proposed to introduce an overstay charge of £30 on all electric vehicle charging infrastructure meter types. These charges would be introduced from April 2023.

Charger	Proposed Renfrewshire Tariff	Proposed Overstay Fee (10mins grace period)
7KW	£0.36	£30
22KW	£0.36	£30
50KW	£0.50	£30

- 3.5 A Traffic Regulation Order to be prepared in relation to the issue of overstayings for implementation later in 2023.

4. Roads Related Fees & Charges

- 4.1 There are 3 roads related services that the Council currently offers at no cost, but the Council incurs costs in delivering this road related services. To allow these services to still be provided it is proposed to introduce charges to cover the cost of delivering these discretionary services. The proposed charges would be implemented from the start of April 2023:
- **Marking an H-bar line outside a private property** – these advisory markings are regularly requested to assist with private parking issues at residential areas. Where the Council considers there is merit in this approach, the

resident will be required to pay a proposed fee of £250. This fee is reflective of the typical cost the Council presently pays a contractor to carry out these works and will require to recover the costs for this work moving forward.

- **Opening of the Bascule Bridge** – The Council incurs costs associated with specialist structural engineering support as well as traffic management arrangements to open the bridge. The proposed fee will be £4,000 per opening, this is reflective of the typical costs the Council presently incurs. The Council is also exploring investment in lighting the waterway so that night time openings could be carried out later in the financial year.
- **Removal of Illegal Signage** – It is proposed that a fee of £100 is introduced to remove illegal signage which is placed on the Council's road network without permission, assuming that the owner can be identified. Where the sign is advertising a business, it will be assumed that the business owner is accountable for the signage being in place and will be liable to pay the fee. The fee is reflective of the typical cost the Council incurs to investigate, remove and dispose of the signage.

Implications of the Report

1. **Financial** – The proposals will allow the Council to recover the costs for providing the services outlined above.
2. **HR & Organisational Development** – None
3. **Community & Council Planning**

Our Renfrewshire is thriving / Reshaping our place, our economy and our future - the service is actively involved in planning further enhancements to infrastructure to support and facilitate economic growth.

Creating a sustainable Renfrewshire for all to enjoy - Reducing carbon emissions, electric and low emission vehicles within the Council fleet and supporting further enhancements to EV infrastructure.

4. **Legal** – None
5. **Property/Assets** – The Council's roads infrastructure is maintained and enhanced.
6. **Information Technology** – None
7. **Equality & Human Rights** - The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the

mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website

8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – None.
 11. **Privacy Impact** – None
 12. **CoSLA Policy Position** – None
 13. **Climate Risk** – The Council continues to explore opportunities to secure external funding to deliver sustainable, green infrastructure projects.
-

List of Background Papers: none

Author: Gordon McNeil, Director of Environment & Infrastructure
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To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Director of Environment and Infrastructure Services

Heading: Renfrewshire Council ECO-flex 4 Statement of Intent

1. Summary

- 1.1 Reducing Carbon Emissions is one of the principle measures to address climate change and is a key priority for all Local Authorities. Renfrewshire Council recognises that climate change will have far reaching effects on Renfrewshire's economy, its people and its environment and is determined to lead by example in tackling the causes of climate change.
- 1.2 The Scottish Government are transitioning to 'a net-zero emissions Scotland for the benefit of our environment, our people, and our prosperity'. The world-leading climate change legislation in Scotland sets a target date for 2030 for a 75% reduction in greenhouse gas emissions and net-zero emissions of all greenhouse gases by 2045 - with the aim of ending Scotland's contribution to climate change, definitively, within one generation.
- 1.3 In 2019, Renfrewshire Council signed up to become carbon neutral by 2030, now formalised in the Planning and Climate Change Policy Board. This challenging target covers all aspects of energy use within the Renfrewshire wide area. Homeowners can help achieve these targets by ensuring their home is energy efficient. In doing so, there are many long-term benefits, such as carbon savings, reducing energy bills and by supporting the local economy.
- 1.4 The UK Government has introduced a new funding stream to help reduce carbon emissions called ECO-flex 4 which supersedes ECO-flex 3, a scheme that Renfrewshire Council was previously signed up to. ECO-flex 4 will allow the Council to provide funding to Renfrewshire's private sector, fuel poor households that do not meet criteria for other schemes, as well as low-income households that are vulnerable to the effects of the cold. The scheme is part

of the UK Government Energy Company Obligation and will be advertised in the National Press in order to maximise the funds uptake.

- 1.5 The qualifying criteria for ECO-Flex, as set by Ofgem, is published by local authorities in a document called a Statement of Intent. ECO-flex will apply to owner occupier and private rented accommodation. ECO-flex, does not apply to Council Housing or Registered Social Landlords.
 - 1.6 The Statement of intent will be published on the Renfrewshire Council website and updated if and when appropriate, based on guidance from Ofgem.
 - 1.7 Homeowners can access the scheme in a variety of ways, such as being referred by their energy provider to an approved installer or by contacting or being contacted by an approved installer. The responsibility to obtain an Energy Performance Certificate and obtain evidence that homeowners meet the qualifying criteria would be the responsibility of the installer. The installer is responsible for providing a copy of all qualifying evidence, including EPC's to Renfrewshire Council. The Council role is to complete a declaration and lodge it with Ofgem for approval. Once approval has been received, Renfrewshire Council will notify the installer to undertake the approved works and provide an EPC upon completion.
 - 1.8 Homes that meet the criteria described in the Statement of Intent will be issued a Declaration which will enable them to access enhanced funding levels from the ECO providers for insulation and energy efficiency improvements in their homes.
 - 1.9 Homes with an Energy Performance Certificate (EPC), band of D-G may be eligible for the scheme. There is a minimum requirement of improving band F or G homes to at least band D, and band D or E homes to at least a band C. This requirement is to encourage the delivery of multiple measures to a home for a more complete upgrade of the least efficient homes.
 - 1.10 A draft Statement of Intent is attached as Appendix 1 to this report.
-

2. Recommendations

- 2.1 It is recommended that the Infrastructure, Land and Environment Policy Board:
 - (i) Approves the Statement of Intent, as detailed in Appendix 1 of this report, for submission to OFGEM and to be published on the Renfrewshire Council website.
-

3. Background

- 3.1 The Energy Company Obligation (ECO) is a levy which all electricity and gas suppliers with over 150,000 customers add to fuel bills. The main objective of the scheme is to reduce household heating costs by improving the least energy efficient housing stock occupied by low income and vulnerable households.
- 3.2 ECO4 places a legal obligation on duty-bound suppliers to reduce heating costs for low income and vulnerable households by delivering energy efficiency and heating measures. One route to identify eligible households is through ECO4 Flex, where Local Authorities, the Scottish Government, and suppliers identify households that meet the eligibility requirements set out in the ECO4 Order.
- 3.3 Suppliers can deliver up to 50% of their obligation through the ECO4 Flex route. Delivery under ECO4 Flex is optional for Local Authorities, however, Renfrewshire Council must issue a statement of intent, for households across Renfrewshire to be eligible for the scheme.
- 3.4 A Statement of Intent, as set out in the ECO4 Order, is intended to state publicly the criteria that the Local Authority intends to use to identify households that meet the eligibility criteria under flexible eligibility. The Statement of Intent must also be published on the Council website and referenced on any signed declarations.
- 3.5 A declaration of compliance with a local Statement of Intent criteria enables private householders to access ECO Flex 4, for specified improvements.
- 3.6 As such, the local authority acts as an enabler for private householders to access ECO-Flex. It should be noted that the Council does not appoint an ECO-Flex provider and the main role is to sign off declarations and provide a copy to Ofgem.
- 3.7 Renfrewshire Council's draft Statement of Intent is attached as Appendix 1 to this report for approval. In the document, the eligibility criteria as set out by the Department of Business, Energy & Industrial Strategy (BEIS) is detailed.

Implications of the Report

- 1. **Financial – None**
- 2. **HR & Organisational Development - None**
- 3. **Community/Council Planning –**

- ***Creating a sustainable environment for all to enjoy*** – In taking part and advertising the EcoFlex4 scheme, Renfrewshire Council will allow Renfrewshire residents to access funding as part of the wider scheme.

This will assist with Renfrewshire's wider Net Zero targets by improving the least energy efficient housing stock occupied by low income and vulnerable households.

4. **Legal - None**

5. **Property/Assets - None**

6. **Information Technology - None**

7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety - None**

9. **Procurement - N/A**

10. **Risk - None**

11. **Privacy Impact - N/A**

12. **COSLA Policy Position - N/A**

13. **Climate Risk** – ECO Flex 4 will help to reduce carbon emissions within domestic properties throughout Renfrewshire.

List of Background Papers

- a) Renfrewshire Council ECO-flex Statement of Intent, Infrastructure, Land and Environment Policy Board, 24 January 2018.
-

Author: Craig Doogan, Energy Team Leader, Environment and Infrastructure

Renfrewshire Council - Statement of Intent for ECO4

Renfrewshire Council ECO4 Flexible Eligibility Statement of Intent

Local Authority name: Renfrewshire Council (S12000038)

Publication Date: 30/01/2023

Version number: 1.0

Publication on web site: www.renfrewshire.gov.uk

This statement sets out Renfrewshire Council's flexible eligibility criteria for the Energy Company Obligation (ECO4) scheme from April 2022 – March 2026.

The ECO4 scheme will focus on supporting low income and vulnerable households. The scheme will improve the least energy efficient homes helping to meet the Government's fuel poverty and net zero commitments.

The flexible approach for Local Authorities (LAs) to identifying fuel poor and vulnerable households who may benefit from heating and energy saving measures is referred to as "ECO4 Flex".

The Council welcomes the introduction of the ECO4 Flex eligibility routes as it helps the Council achieve its plans to improve the homes of those in fuel poverty or vulnerable to the cold. The Council is publishing this Statement of Intent (Sol), on the 30/01/2023 to confirm that each of the households declared eligible will adhere to at least one of the four available routes outlined below:

Route 1: Standard Assessment Procedure (SAP) bands D-G owner-occupied households and private rented sector E-G households with an income less than £31,000. This cap applies irrespective of the property size, composition, or region.

Route 2: Standard Assessment Procedure (SAP) bands E-G for owner-occupied households and private rented sector households that meet a combination of two of the following proxies:

- 1) Homes in datazones 1-3 of the Scottish Index of Multiple Deprivation (SIMD) 2020
(<https://www.gov.scot/collections/scottish-index-of-multiple-deprivation-2020/>)
- 2) A householder living at the premises receives a Council Tax reduction (based on low income only).
- 3) A person living at the premises is considered to be vulnerable to the cold under the National Institute for Health and Care Excellence (NICE) Guidance: Recommendation 2, for a reason other than their low income
- 4) A child living at the premises is eligible for free school meals, due to low-income.

- 5) A person living at the premises is supported by a Local Authority run scheme that is named and described in their Statement of Intent, and established to support people living on a low income and vulnerable to the cold under NICE Guideline NG6.
- 6) A person living at the premises has been referred to the LA for support by their energy supplier, Citizens Advice or Citizen's Advice Scotland because they have been identified by the referrer as struggling to pay their gas or electricity bills.
- 7) Households identified through supplier debt data, which enables obligated suppliers to use their own debt data to identify either Non-Pre-Payment meter households (non-PPM), or Pre Payment meter households (PPM)**

* Note proxies 1 and 3 cannot be used together. Instead, these two proxies must be used in isolation of each other and combined with a different proxy from the list above. This is because these are very broad criteria compared to the others in the list and may not target low income and vulnerable households by themselves.

** Supplier Proxy 7 cannot be used with Proxy 6 as they are both using the same common proxy which is debt.

Route 3: Standard Assessment Procedure (SAP) bands D-G owner-occupied households and private rented sector E-G households that have been identified by their doctor or GP as low-income and vulnerable, with an occupant whose health conditions may be impacted further by living in a cold home. These health conditions may be cardiovascular, respiratory, immunosuppressed, or limited mobility related.

This is because the Council has identified a positive correlation between households who suffer from long-term health conditions and living off a low-income, with living in poorly insulated homes.

Route 4: SAP band D-G owner-occupied households and private rented sector E-G households that are referred under Route 4: Bespoke Targeting. Suppliers and LAs can submit an application to BEIS where they have identified a low income and vulnerable household, who are not already eligible under the exiting routes.

Declaration and evidence check confirmation

All potentially eligible households should apply through Home Energy Scotland/Renfrewshire Council or an ECO installer to ensure that they can either benefit from the scheme or be assessed for eligibility under any other relevant programme. The final decision on whether any individual household can benefit from funding for energy saving improvements under ECO-Flex will be made by the appropriate ECO supplier and their contractors/agents. Eligibility does not guarantee funding and the final decision of whether measures will be undertaken will depend upon:

- Surveys carried out by an ECO contractor/agent of properties and household circumstances and the installation costs calculated.
- The energy savings that can be achieved the property.
- Whether suppliers have achieved their relevant Affordable Warmth targets or require further measures to meet such targets.
- Where the assessment process identifies that a household are required to pay a proportion of the cost of potential measures themselves, this which would be the subject of agreement between the parties.

Compliance

ECO installers partnering with Renfrewshire Council will be responsible for the collection of any necessary and compliant evidence from applicants to enable an application to be verified by Renfrewshire Council as meeting the necessary criteria as set out in this Statement of Intent.

Installers that partner with the Council will cooperate with Renfrewshire Council fully in meeting the requirements of any audits or investigations carried out by Ofgem.

Governance

Renfrewshire Council will administer the scheme according to BEIS' ECO4 Order and will identify eligible households via Ofgem's application process. The Head of Facilities and Property Management will oversee the process of identifying eligible households under ECO4 Flex.

Authorised Signatory

Renfrewshire Council will only sign declarations, where a contractor presents eligibility information and delivering measures. The Council will only use the above eligibility routes to declare households eligible where necessary processes are in place to do so.

The officer below will be responsible for checking and verifying declarations and associated evidence submitted on behalf of the local authority:

Name: Craig Doogan

Job Title: Team Leader, Energy Management Unit

Email: craig.doogan@renfrewshire.gov.uk

CEO or dedicated responsible person mandatory signature

Renfrewshire Council will administer the scheme according to BEIS' ECO4 Order and will identify eligible households via Ofgem's application process. The Director

of Environment and Infrastructure will oversee the process identifying eligible households under ECO4 Flex.

The eligibility information will be stored securely in line with the Council's data protection policy, Information Commissioner's Office Data Sharing Code, and BEIS guidance.

Signature:

Name: Gordon McNeil

Job Title: Director of Environment and Infrastructure

Date of signature:

For any general enquires relating to this Statement of Intent, please contact:

emu@renfrewshire.gov.uk



To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Affordable Housing Sites in Renfrewshire – transfer to Housing Revenue Account

1. Summary

- 1.1 This report seeks authority to transfer land from the Council's General Services Account to its Housing Revenue Account to facilitate the delivery of new housing within the context of the approved Renfrewshire Strategic Investment Plan 2023–28.
-

2. Recommendations

It is recommended that the Board:

- (i) Agree to the transfer of the four sites listed from the General Services Account to the Housing Revenue Account at the net values listed in Table 1 of this report.
-

3. Background

- 3.1 The Renfrewshire Strategic Housing Investment Plan 2023-2028 sets out how Scottish Government funding for affordable housing will be targeted to achieve the objectives set out in Renfrewshire's Local Housing Strategy.
- 3.2 A key element of this is the use of existing land in the Council's ownership to develop new affordable homes across Renfrewshire. This can involve transfers of land from the General Services Account to the Housing Revenue Account as well as disposal of Council land to housing association partners.

- 3.3 This report seeks to facilitate the transfer of land to enable the delivery of new social rented housing on four sites.
- 3.4 Table 1 below lists four sites contained within the Renfrewshire Strategic Housing Investment Plan 2023–2028. Authority from the Board is sought to transfer land at these four sites from the General Services Account to the Housing Revenue Account at the net values shown, provided by valuation surveyors in the Council's Estates Team with assistance on abnormal costs provided by Property Services., in order to facilitate the delivery of social rented housing,
- 3.5 Sales from the General Fund must represent best value and usually this is demonstrated by marketing the site. In this case the value of the sites has been assessed using market evidence and considering the use of the site following the transfer. Officers have therefore considered the density of a new housing scheme appropriate to a local authority standard rather than what might be expected in the wider market.
- 3.6 Any land transaction for development will involve negotiation on abnormals (additional or unusual costs required to facilitate the development) due to site conditions. It would be usual that the value of any agreed abnormals would be deducted from the price. In this case the Council has not undertaken new site investigations but has estimated site specific costs based on data already on file and values assessed on other sites historically, with adjustments made for site size and anticipated numbers of housing units. The exception to this is the site at Carbrook Street which had been fully investigated for a previous transaction that did not proceed and agreement reached on abnormal costs. The figures for this site have been updated in line with current costs and a percentage contingency added so that they reflect market value.
- 3.7 Detailed descriptions of the four sites are as follows:
- 3.7.1 **Blackstoun Road, Paisley**
The site, extending to 0.49 hectares, is located in the west of Paisley, in the Ferguslie area, opposite St Fergus and Glencoats Primary Schools. It was formerly occupied by a community and sports centre and was declared surplus on 29 May 2008 by the Education Policy Board. The site has been cleared for some time. The most recent layout showed 22 units in a combination of cottage flats and houses.
- 3.7.2 **Carbrook Street, Paisley**
The site, extending to 0.33 hectares, is located to the west of Paisley town centre, adjacent to Woodside Cemetery. It was formerly occupied by a child guidance centre and was declared surplus on 31 May 2005 by the Community and Family Care Policy Board. The site was marketed in November 2006 however the developer withdrew prior to completion due to poor economic conditions. The site has been cleared for some time.

The site is now part of the Ferguslie/Broomlands Housing Regeneration Area, one of eight such Areas which make up the first phase of the Council's Housing-Led Regeneration and Renewal Programme, and the currently proposed housing layout comprises a variety of houses and flats, 18 units in all.

3.7.3 Former Garthland House

The site, extending to 0.78 hectares, is located close to Paisley town centre, close to St Mirin's Cathedral and Abercorn Bowling Club. It was formerly occupied by a care home and was declared surplus on 8 November 2005 by the Community and Family Care Policy Board. It was marketed in July 2007 but the preferred developer withdrew due to challenging economic conditions. The site has been cleared for some time. The most recent layout showed 32 units.

3.7.4 Former Cochrane Castle Primary School

The site, extending to 1.69 hectares, is located south-west of Johnstone town centre, between Johnstone High and Cochrane Castle Primary. It is one of two sites which were previously occupied by primary schools and which were declared surplus by the Council on 17 December 2004. The sites have been cleared for some time. The sites were marketed in 2008 and again in 2018. The developer withdrew due to economic conditions in 2008. In 2018 an acceptable price could not be agreed with the developer. Development of the site to the north-east is restricted by drainage and the line of culverted watercourses and will not be developed for housing. As such the current scheme only requires the south-western site which is a key element of the Howwood Road Area Housing Regeneration Area with a potential capacity for some 55 units.

Table 1: Council-owned SHIP sites

Plan	Site	Area (ha)	No of houses	Gross value (£)	Estimated abnormal cost (£)	Net value (£)
A	Blackstoun Road, Paisley	0.49	22	220,000	158,870	61,130
B	Carbrook Street, Paisley	0.33	18	252,000	95,150	156,850
C	Former Garthland House, Paisley	0.78	32	480,000	252,830	227,170
D	Former Cochrane Castle Primary School, Johnstone	1.69	55	715,000	474,730	240,270

Implications of the Report

- 1. Financial** – provision has been made within the HRA Budget in relation to the projects where the Council is the developing organisation. Provision has been made in the Renfrewshire Strategic Housing Investment Plan for all acquisitions.
- 2. HR & Organisational Development** – None.

3. Community/Council Planning –

- *Building strong, safe and resilient communities* – increasing the supply of affordable housing and regenerating communities.

4. Legal – None.

5. Property/Assets – None.

6. Information Technology – None.

7. Equality & Human Rights

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. Health & Safety – None.

9. Procurement – None.

10. Risk – risks will be identified and managed for individual projects.

11. Privacy Impact – None.

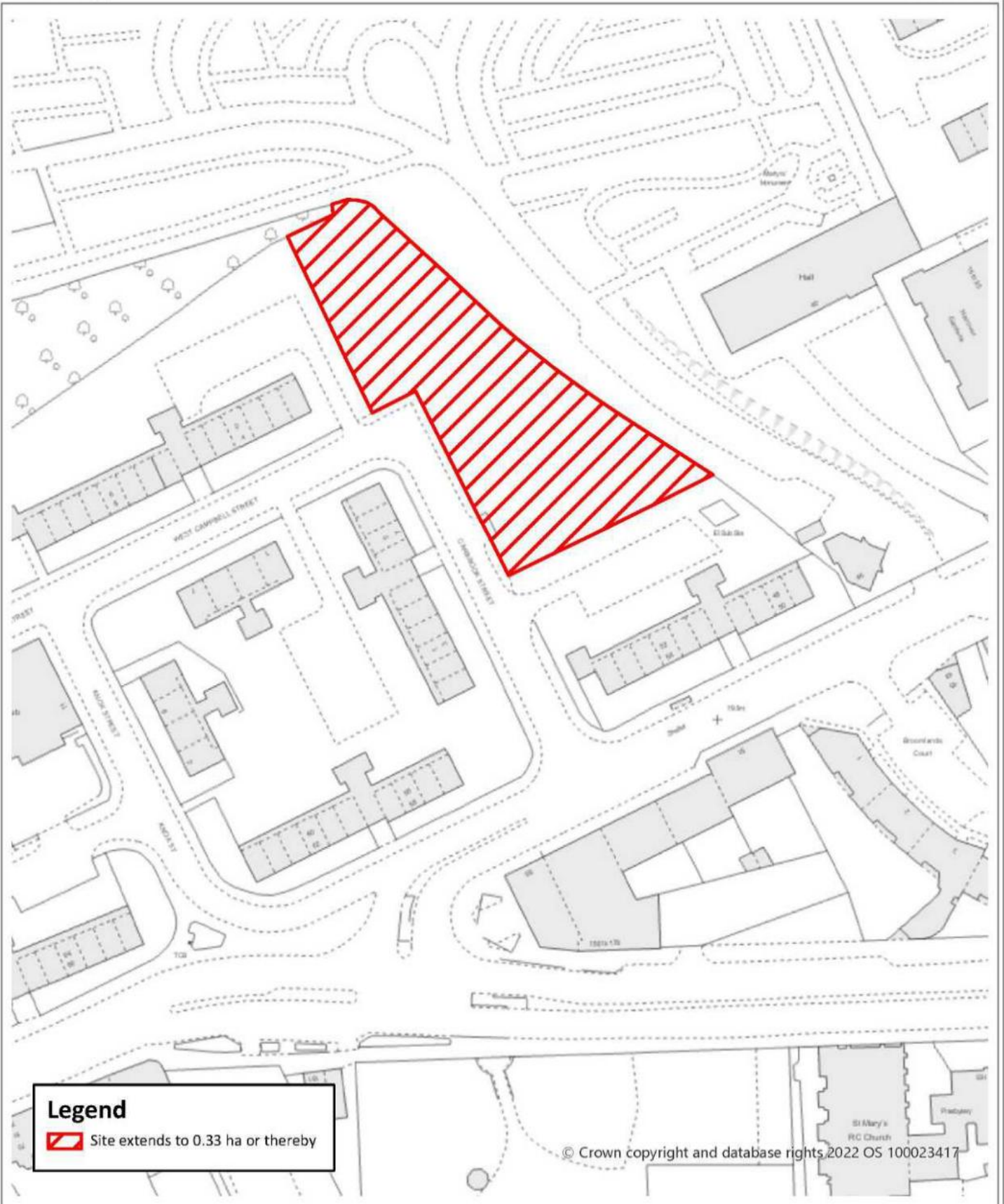
12. COSLA Policy Position – None.

13. Climate Risk – the Strategic Housing Investment Plan 2023-2028 aims to deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.

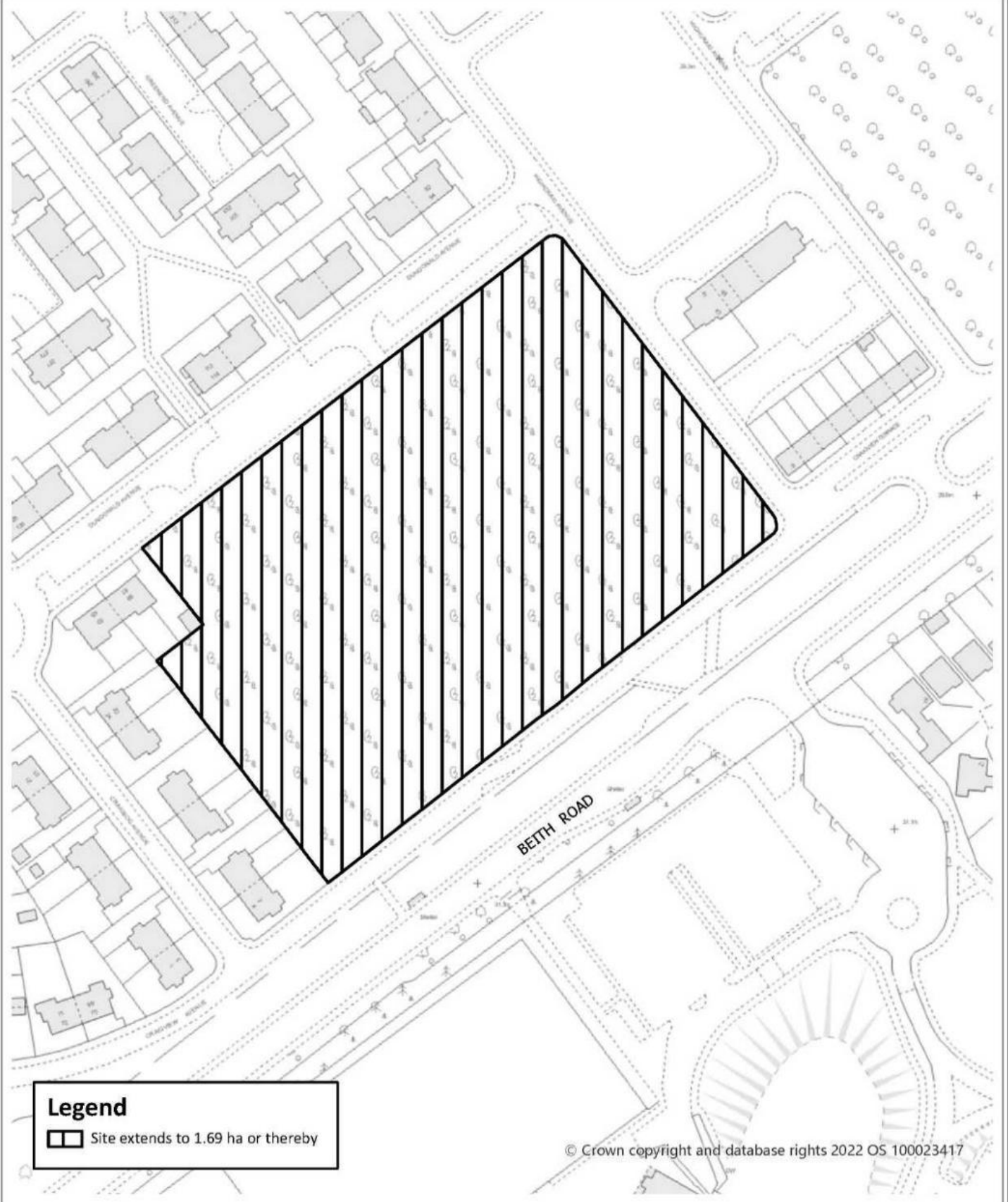
List of Background Papers

None.

Author: Aileen Johnston, Principal Estates Surveyor



Notes:



Notes:



To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Surplus Status for Residential Properties on School Grounds

1. Summary

- 1.1 The purpose of this report is to declare six residential properties on school grounds as surplus to requirements and to advise the board of the proposal to transfer these properties to the Housing Revenue Account.
- 1.2 The residential properties are located at:- 1) Brediland Primary, Paisley, 2) Wallace Primary, Elderslie 3) Our Lady of Peace Primary, Linwood 4) St Anthony's Primary, Johnstone 5) Bridge of Weir Primary, Bridge of Weir and 6) St Pauls Primary, Paisley. Attached plans show the locations.
-

2. Recommendations

It is recommended that;

- 2.1 Board declares that the buildings listed are surplus to operational requirements and notes the intention to transfer to the Housing Revenue Account.
- 2.2 The Head of Economy and Development in consultation with the Director of Finance and Resources has advised that it is appropriate that the General Services fund be compensated for the loss of these two sites. Officers have considered the appropriate valuation for the properties taking account of market values for social housing and the level investment required to bring them up to appropriate standards for social housing.

The Director of Finance has agreed a total transfer cost (payable to the General Fund by the HRA) of £252,550 for the six properties.

3. **Background**

- 3.1 Options for existing occupants of the properties concerned include moving to Council housing or the transfer of the occupied property to Council HRA stock with the appropriate tenancy agreement being put in place.
- 3.2 Where the housing is being transferred to Council stock and current occupiers move out it is intended the houses will remain in Council stock and be re-let. The exception being houses accessed through school grounds which will be re-evaluated when they become vacant.

4. **Summary of Properties**

- 4.1 **Brediland School House, Achray Drive, Paisley, PA2 9AF**, is located in a residential area at the corner of Achray Drive and Garry Drive and is fenced off from school grounds. Access to the house is available directly from the street. This house is currently vacant and will become available for Council tenants once any necessary upgrades are in place.
- 4.2 **Wallace Primary School House, Greenhill Crescent, Elderslie, PA5 9AW**, is located at the end of Greenhill Crescent, to the rear of the school, on school grounds, and is accessed via the car park area. The house and garden are separated from school grounds by a fence.
- 4.3 **Our Lady of Peace School House, Erskinefauld Road, Linwood, PA3 3PR** is located on at the entrance of the school. The house and garden are fenced off from the school and have direct access from Erskinefauld Road
- 4.4 **St Anthony's School house, Hallhill Road, Johnstone, PA5 0SD** is located at the south edge of the school site with direct access from Old Howwood Road..
- 4.5 **Bridge of Weir Primary School House, Warlock Road, Bridge of Weir, PA11 3QB** is located to the south of school grounds close to the car park area. Access to the site is over school access roads.
- 4.6 **St Paul's Primary School House, Orchy Crescent, Paisley, PA2 0NN** is located on the corner of Breadiland Road and Orchy Crescent. It sits at the far west corner of the school site is fenced off from the school and has separate access.

Implications of the Report

- 1. **Financial** – Transfer of £252,550 from Housing Revenue Account to General Fund.

2. **HR & Organisational Development** – None.

3. **Community Planning** – None.

4. **Legal** – None.

5. **Property/Assets** – As per this report.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

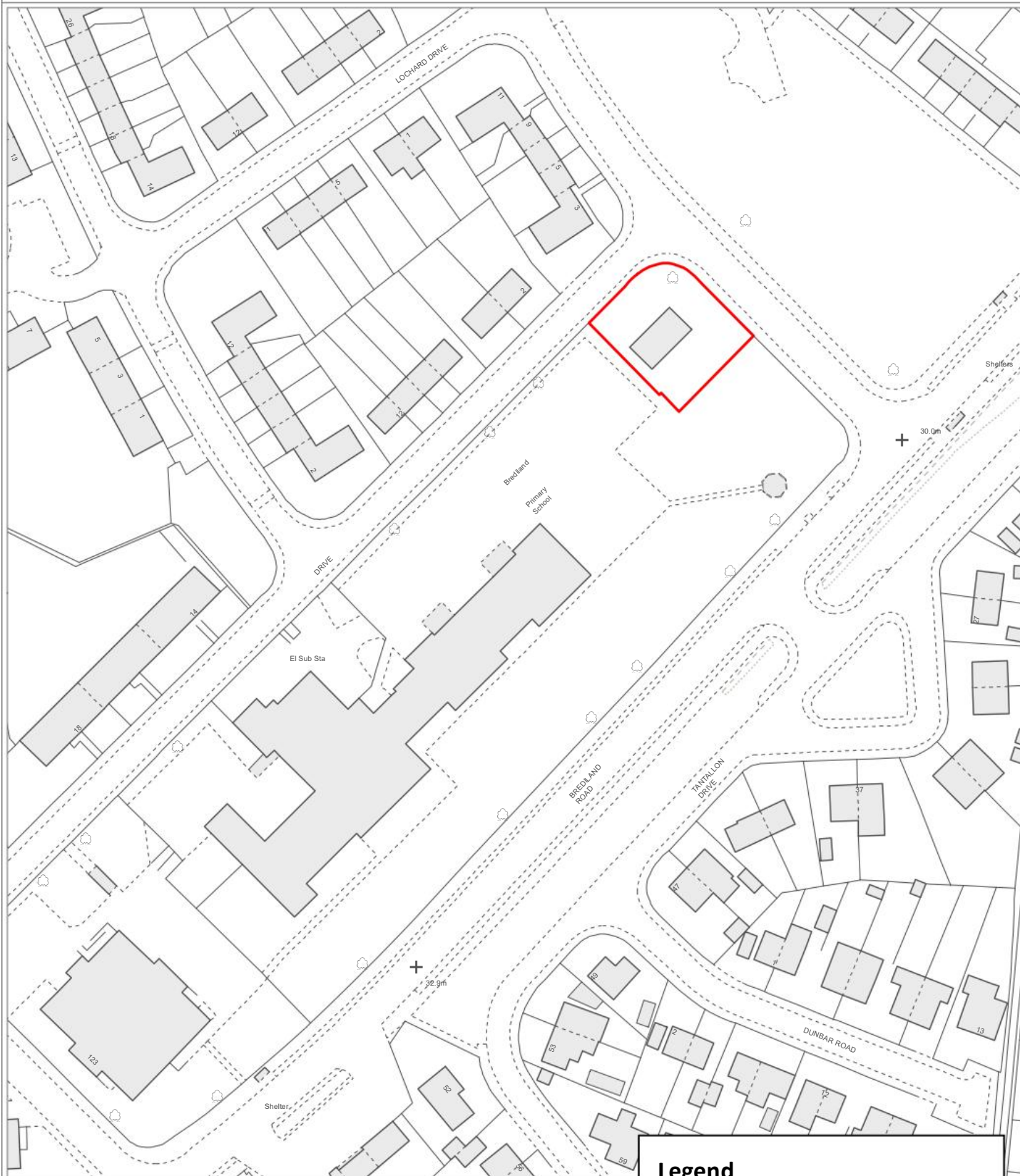
11. **Privacy Impact** – None.

List of Background Papers- None.

Author: Aileen Johnston, Principal Estates Surveyor
aileen.johnston@renfrewshire.gov.uk

JW

Date: 26/07/2022



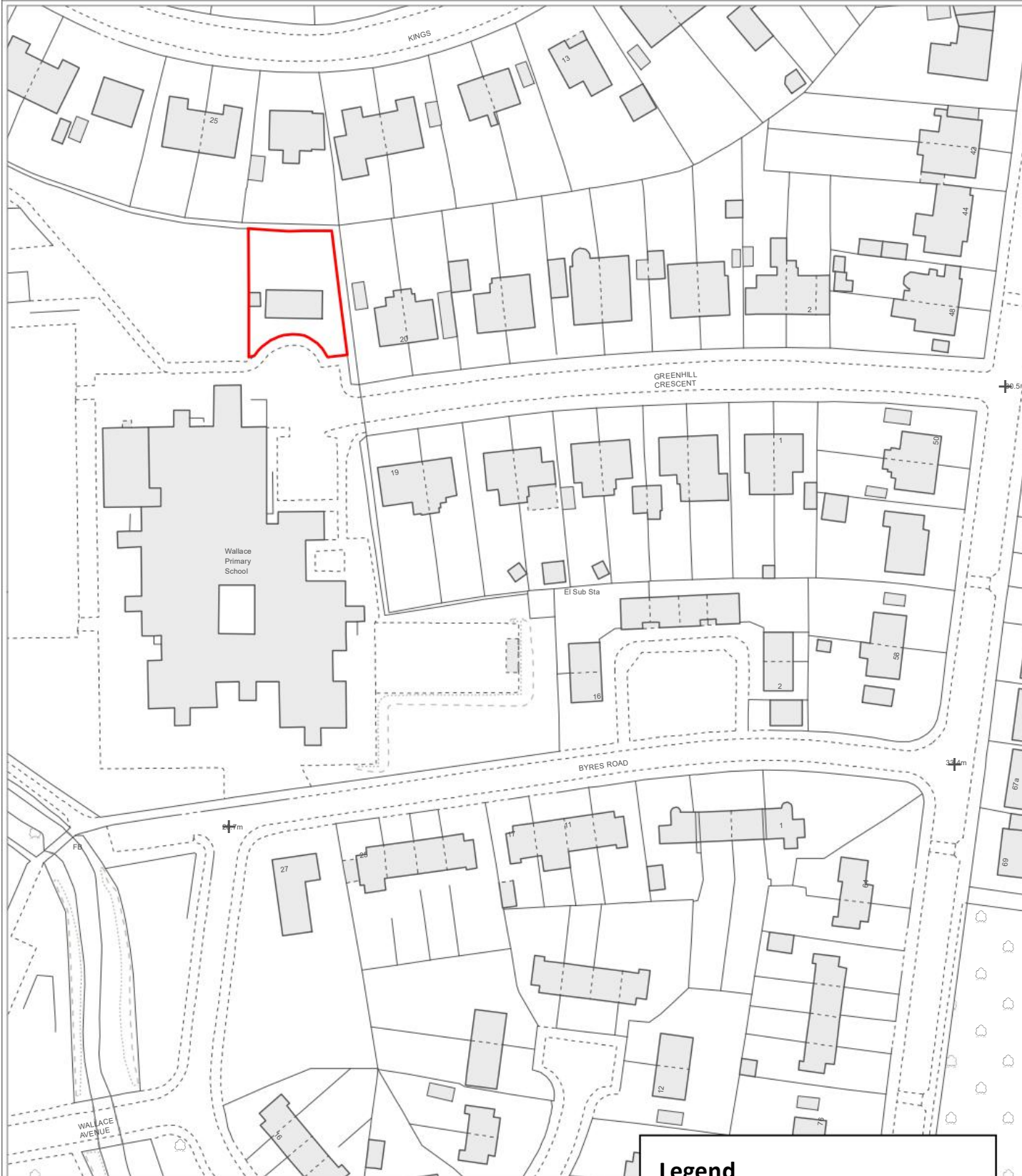
Notes:

Legend

School House - Brediland Primary School

JW

Date: 26/07/2022



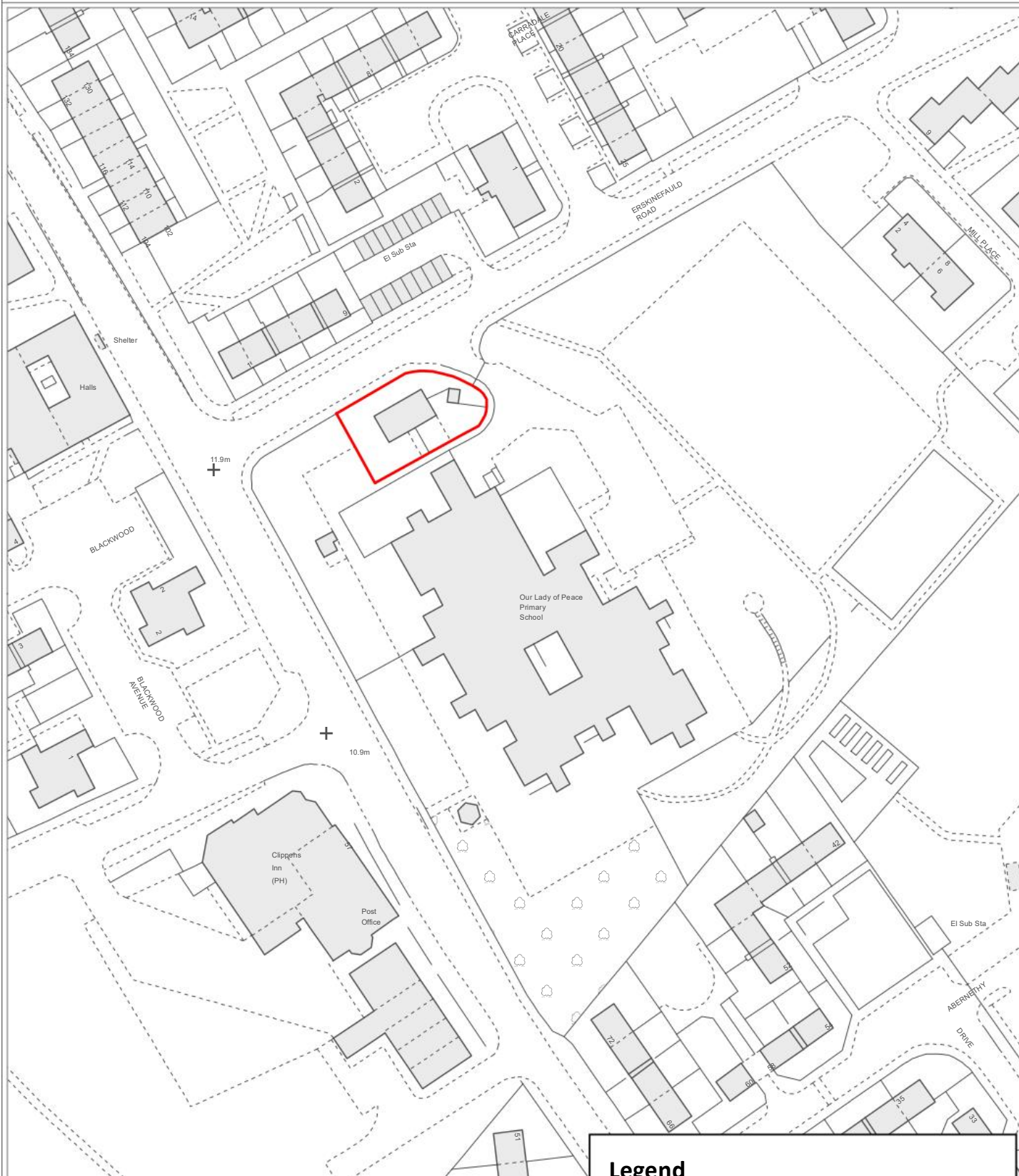
Notes:

Legend

School House - Wallace Primary School

JW

Date: 26/07/2022



Notes:

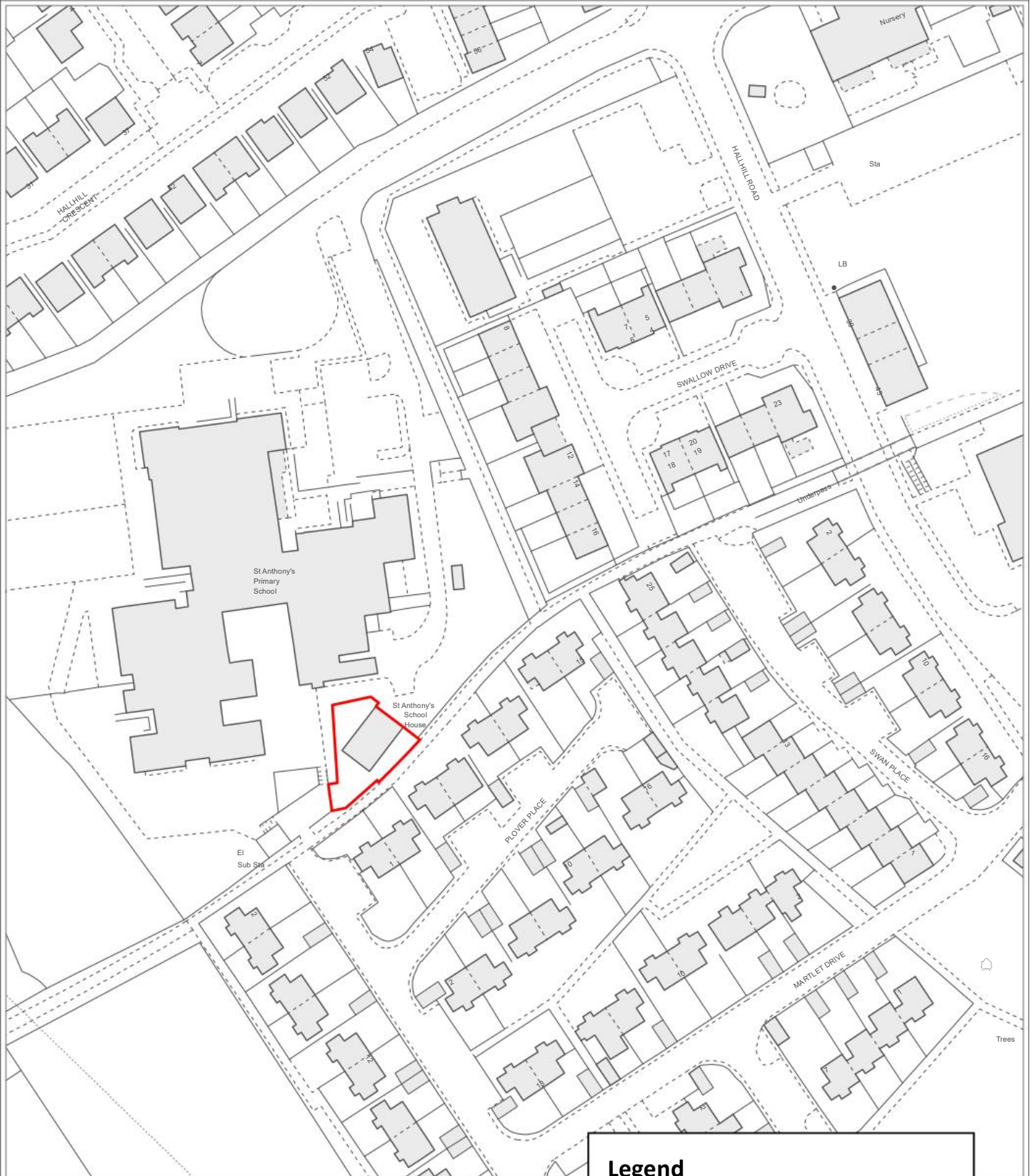
Legend

School House - Our Lady of Peace Primary School

**School House, St Anthony's Primary School,
Hallhill Road, Johnstone PA5 0SD
Tenancy Plan Ref. E3264**

JW

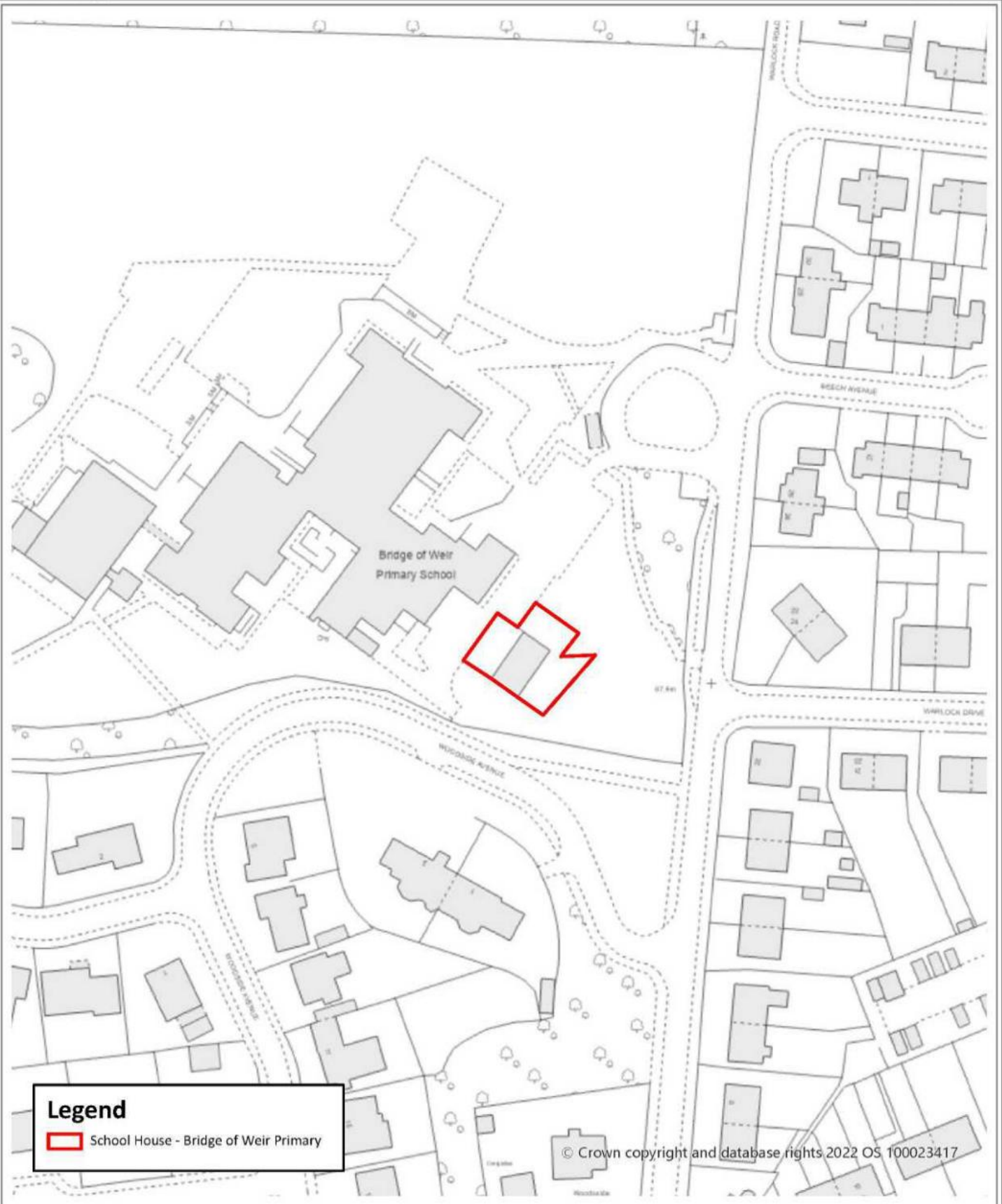
Date: 26/07/2022



Legend

School House - St Anthony's Primary School

Notes:

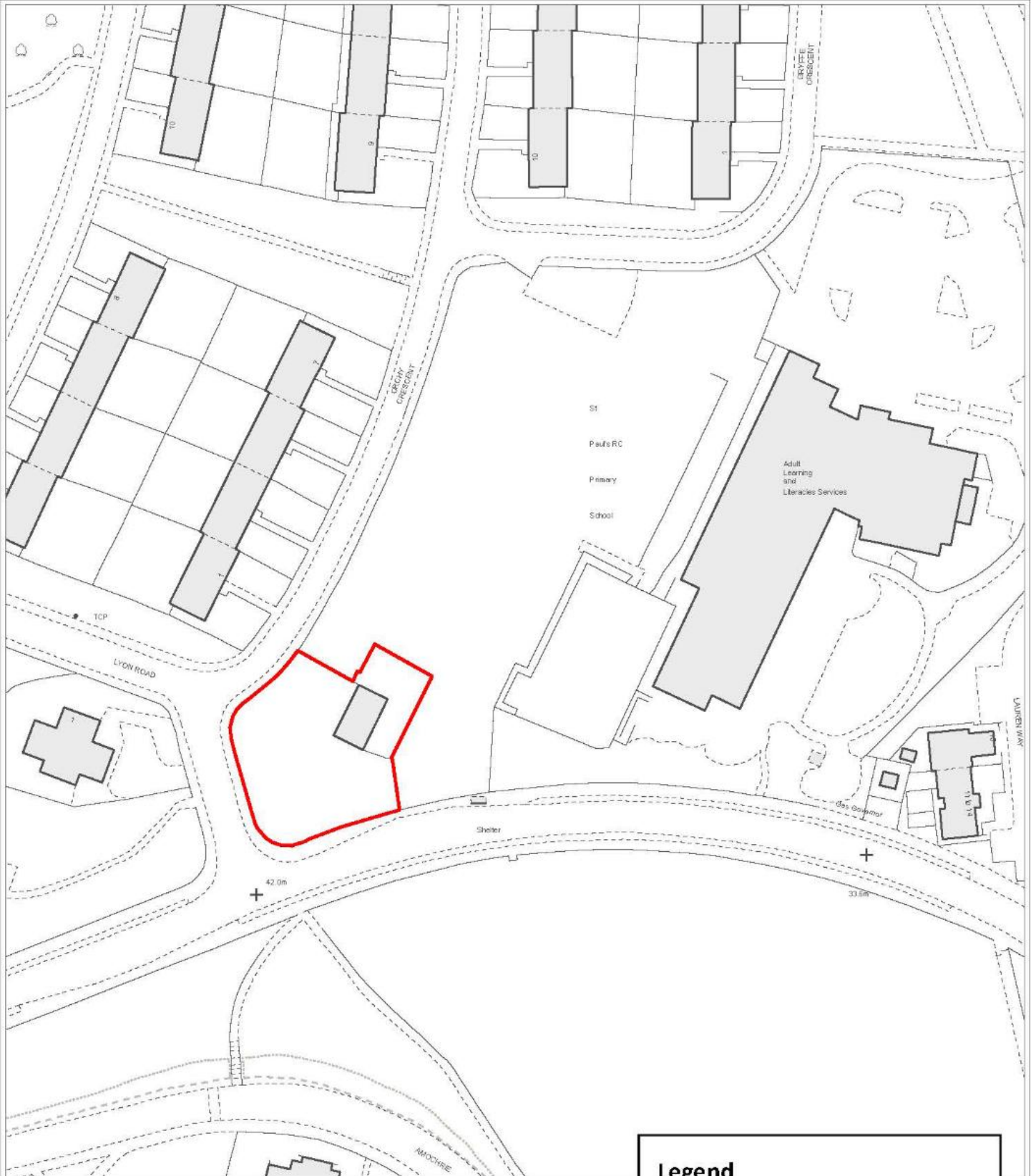


Notes:

**School House, St Paul's Primary School,
Orchy Crescent, Paisley PA2 0NN
Tenancy Plan Ref. E3260**

JW

Date: 26/07/2022



Notes:

Legend

School House - St Paul's Primary School



To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Land Adjacent to Barnwell Street Bridge, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the sale of land adjacent to Barnwell Street Bridge, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the land adjacent to Barnwell Street Bridge, Paisley, as detailed on plan E3314, surplus to requirements and authorise the Head of Corporate Governance to conclude a sale on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 The City Deal project (GAIA) acquired land under Compulsory Purchase Order (CPO) from ForFarmers in July 2019 to facilitate the construction of the new bridge across the White Cart. The land acquired extended to 1,519 sqm, as shown coloured pink on the attached plan "ForFarmers CPO LIP 13".
- 3.2 The bridge design in this location was refined during the design & build phase of the construction contract, providing a more economical solution.

This new design avoids the need to replace operational filter beds which continue to provide the drainage solution for a neighbouring business premises. As a result, the bridge as constructed requires less land than originally acquired under the CPO.

- 3.3 Following on from these design changes and completion of the new bridge, a fence has been installed to mark the extent of the land required by the bridge/road's infrastructure. This has highlighted there is an area of land acquired under the CPO, but which is not required for the infrastructure as built. This area of land extends to 378 sqm – see attached plan E3314.
- 3.4 Air Sea Scotland Ltd have indicated they would like to purchase this 'excess' land from the Council. If the land is considered surplus to operational requirements, the Council are entitled to deal directly with Air Sea Scotland under the Council's standard operating procedures for Special Disposal Categories –
- a) Sales or leases to adjoining owners/occupiers or external landlords.
 - b) Sales to previous owners where land was acquired under a Compulsory Purchase Order (CPO) - Whilst Crichton Down procedures apply strictly to central government, it is good practice for local authorities to apply the same rules.
- 3.5 For Farmers sold their site (excluding the area acquired by the Council under CPO) to Bidfood Developments Ltd. They in turn sold an area of land between the river and Air Sea Scotland's offices to Air Sea Scotland. As a result, Air Sea Scotland are now the 'previous owner' in terms of the CPO and are the neighbouring owner on two sides of the plot.

4. Proposed terms and conditions of sale;

- 4.1 The purchase price to be paid shall be £11,000 which is considered to be full market value. No VAT will be charged.
- 4.2 The Purchaser shall meet the Council's reasonable legal expenses incurred in concluding the sale.
- 4.3 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Programme Director – City Deal and Infrastructure to protect the Council's interest.

Implications of the Report

1. **Financial** – Capital receipt of £11,000 to General Services account.
2. **HR & Organisational Development** – None.

- 3. **Community Planning** – None.
- 4. **Legal** – Sale of property.
- 5. **Property/Assets** – As per report.
- 6. **Information Technology** – None.
- 7. **Equality & Human Rights**

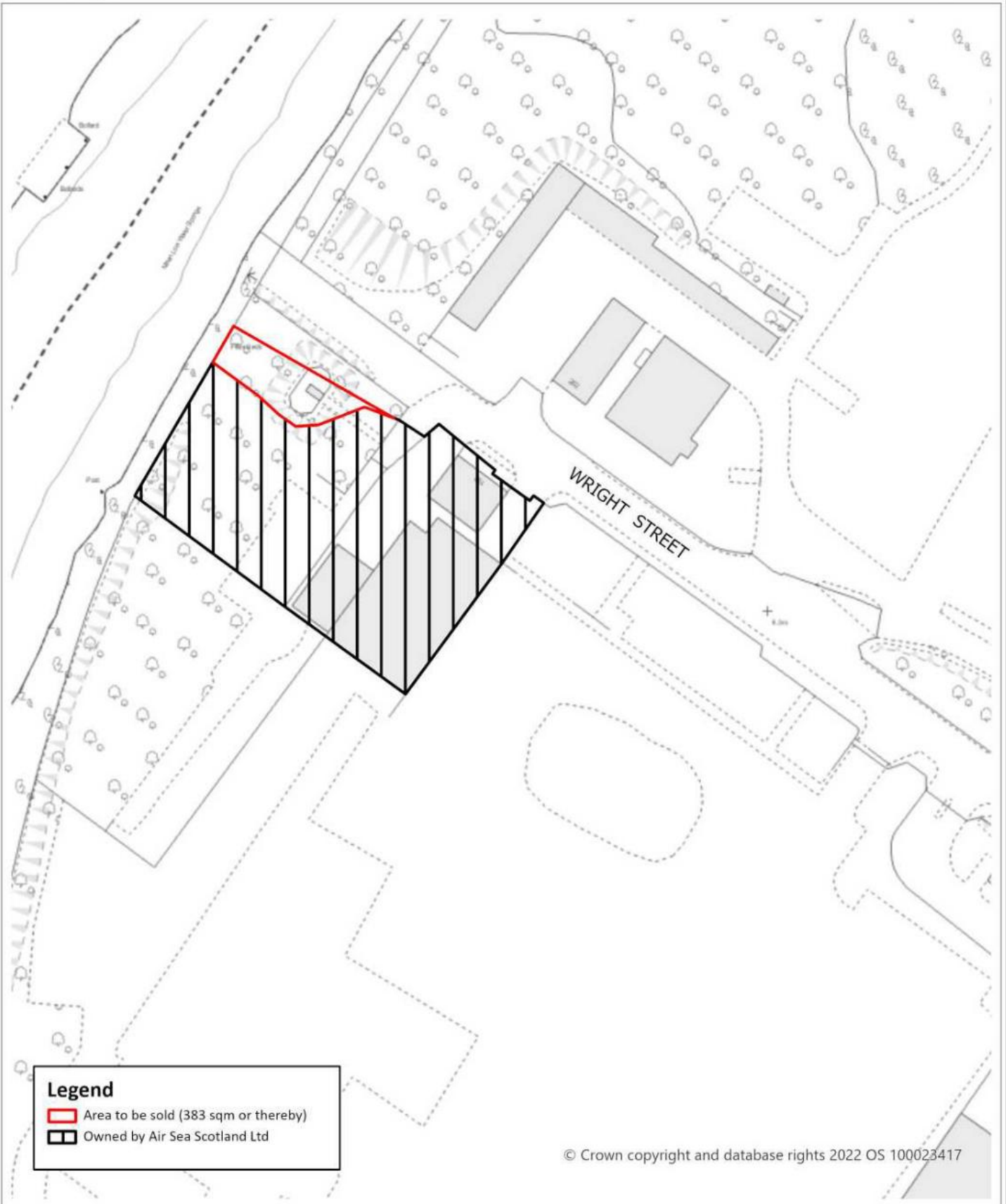
(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

- 8. **Health & Safety** – None.
- 9. **Procurement** – None.
- 10. **Risk** – None.
- 11. **Privacy Impact** – None.
- 12. **Cosla Policy Position** – Not Applicable.

List of Background Papers

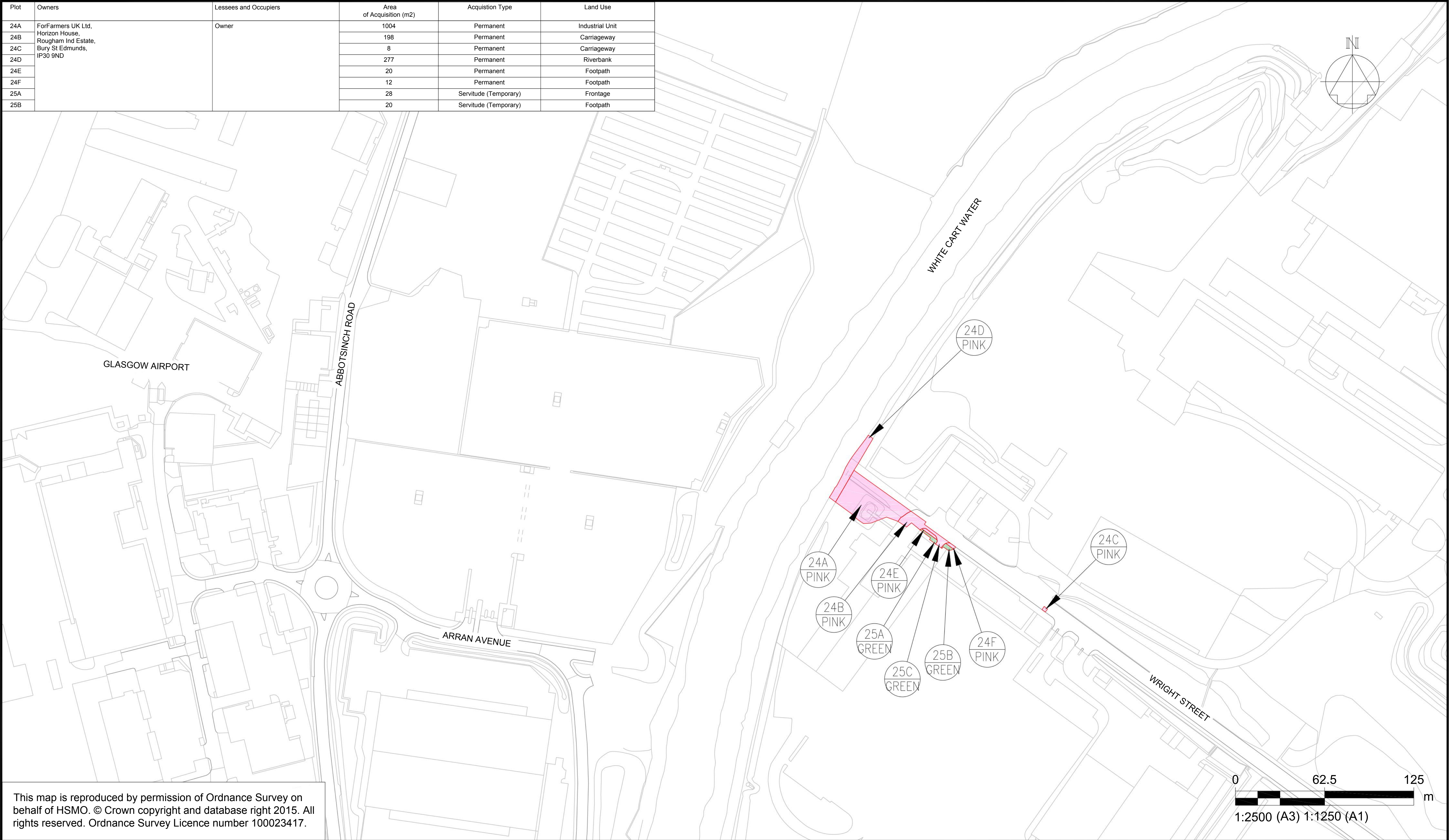
- (a) Not Applicable.

Author: margaret.law@renfrewshire.gov.uk



Notes:

Plot	Owners	Lessees and Occupiers	Area of Acquisition (m2)	Acquisition Type	Land Use
24A	ForFarmers UK Ltd, Horizon House, Rougham Ind Estate, Bury St Edmunds, IP30 9ND	Owner	1004	Permanent	Industrial Unit
24B			198	Permanent	Carriageway
24C			8	Permanent	Carriageway
24D			277	Permanent	Riverbank
24E			20	Permanent	Footpath
24F			12	Permanent	Footpath
25A			28	Servitude (Temporary)	Frontage
25B			20	Servitude (Temporary)	Footpath



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RENFREWSHIRE COUNCIL



KEY:



LAND TO BE ACQUIRED



TEMPORARY SERVITUDE
RIGHT TO BE ACQUIRED

LIP Plan No.13

GLASGOW AIRPORT INVESTMENT AREA
COMPULSORY PURCHASE ORDER 2018
LAND INTEREST PLAN



To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Lease renewal at Camphill Court, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the telecommunications mast at Camphill Court, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance in conjunction with the Head of Economy & Development to conclude a new lease of the telecommunications mast at Camphill Court, Paisley on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 Vodafone have been a Council tenant at Camphill Court, Paisley since August 1998 and operate a mobile telecommunications network via installations sited on the rooftop. The lease is running on a year to year basis at a current annual rental of £8,750.
- 3.2 The Electronic Communications Code (the Code) governs the rights of telecommunications operators, and was originally included within the Communications Act 2003. The Code was updated as part of the Digital Economy Act 2017. This legislation effectively means that telecoms installations are now treated much the same as other utilities and are valued on 'no network principle' i.e. as if there was no telecoms network in place.

The main effect this for landlords is that financially their rental income is likely to be reduced.

- 3.3 Landlords will continue to receive some consideration and compensation. However this will no longer be in the form of an annual rental based on market value. The new Code has been in operation since December 2017 and since then several Lands Tribunal cases have been determined, resulting in clear guidance on appropriate levels of charging for new lease agreements. These levels are much reduced from existing rents. Telecoms companies will now bring cases to Lands Tribunal if they cannot be agreed by negotiation. There is strong evidence in their favour, so it is prudent to negotiate within the newly established parameters.
- 3.4 With the benefit of recent case law, discussions have taken place with representatives of Vodafone, and the following main terms and conditions have been provisionally agreed. It should be noted that these terms are more advantageous to the Council as landlord than would be likely to be achieved should the telecoms operator seek to take the case to the Lands Tribunal.

4 Proposed terms and conditions of lease;

- 4.1 The existing lease shall be renounced at a mutually agreed date between both parties. This date shall also be the date of entry in the new lease.
- 4.2 The new lease shall be for a period of 10 years.
- 4.3 The new annual rent shall be £7,500 in year 1, £6,000 in year 2, £5,000 in year 3 and £4,000 in years 4-10.
- 4.4 The use shall continue as a telecommunications installation only.
- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the new lease, capped at £3,000 in total, plus a one-off fee of £3,000 in respect of expenses incurred in obtaining advice on the Code.
- 4.6 Note that the new lease must be concluded within 6 months from the date of this Board otherwise revised terms and conditions will be renegotiated.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy & Development to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rents as detailed above to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Jobs and the Economy – Existing telecommunications service will be maintained.

4. **Legal** – New lease required.

5. **Property/Assets** – As per report.

6. **Information Technology** – None.

7. **Equality & Human Rights**

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

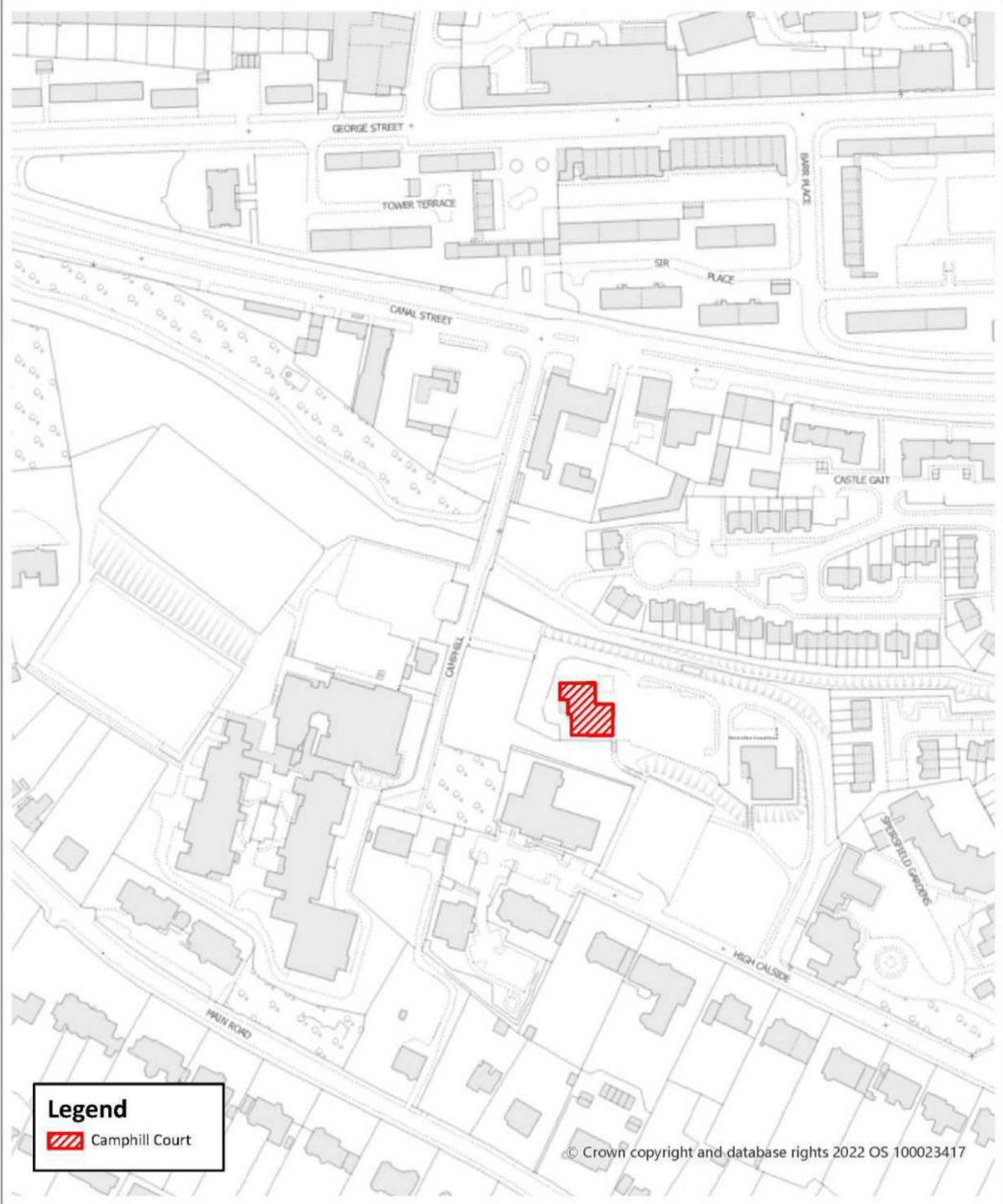
11. **Privacy Impact** – None.

12. **Cosla Policy Position** – N.A.

List of Background Papers

(a) N/A

Author: andrew.smith@renfrewshire.gov.uk



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Land at Kilpatrick Drive, Erskine

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the sale of land at Kilpatrick Drive, Erskine.
-

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance in conjunction with the Head of Economy & Development to conclude a sale of this land to The Elm Trust, on the basis of the terms and conditions detailed in this report.
-

3. Background

- 3.1 The land shown on the attached plan is within the Erskine Riverfront Transition Area. The site has been advertised over a number of years with a view to attracting a range of possible uses.
- 3.2 Following some recent interest in the site, it was marketed for sale by Graham & Sibbald, Chartered Surveyors, on behalf of the Council, in November 2022. It was also listed as available for sale on the Council's website, and contact was made with parties who had previously expressed an interest in the land.
- 3.3 Sufficient interest was received for a closing date to be set on 19th December 2022. Following the closing date, two offers to purchase were received.

4. **Comment on the offers received**

4.1 The top offer was received from The Elm Trust. They propose to build a place of worship on the site, and have offered a purchase price of £100,000, which is financially acceptable. The purchaser does not require to obtain finance, but a sale is conditional upon securing all necessary planning and statutory consents in connection with the proposed use. The recommendation is to accept this offer.

4.2 The second offer is not financially acceptable.

5. **Proposed terms and conditions of sale;**

5.1 The land to be sold extends to approximately 1.2 acres (0.48 hectares), as shown on the attached plan.

5.2 The purchase price to be paid by The Elm Trust shall be £100,0000.

5.3 Each party shall meet their own legal and professional expenses incurred in concluding the sale.

5.4 A sale is subject to the purchaser obtaining all necessary planning and statutory consents required in connection with their proposed use.

5.5 Note that the sale must be concluded within 12 months from the date of this Board otherwise revised terms and conditions will be renegotiated.

5.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy & Development to protect the Council's interest.

Implications of the Report

1. **Financial** – Capital receipt of £100,000 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Empowering our Communities – Sale would provide the opportunity for a new place of worship in Erskine town centre.

4. **Legal** – Sale of land required.

5. **Property/Assets** – As per report.

6. **Information Technology** – None.

7. Equality & Human Rights

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. Health & Safety – None.

9. Procurement – None.

10. Risk – None.

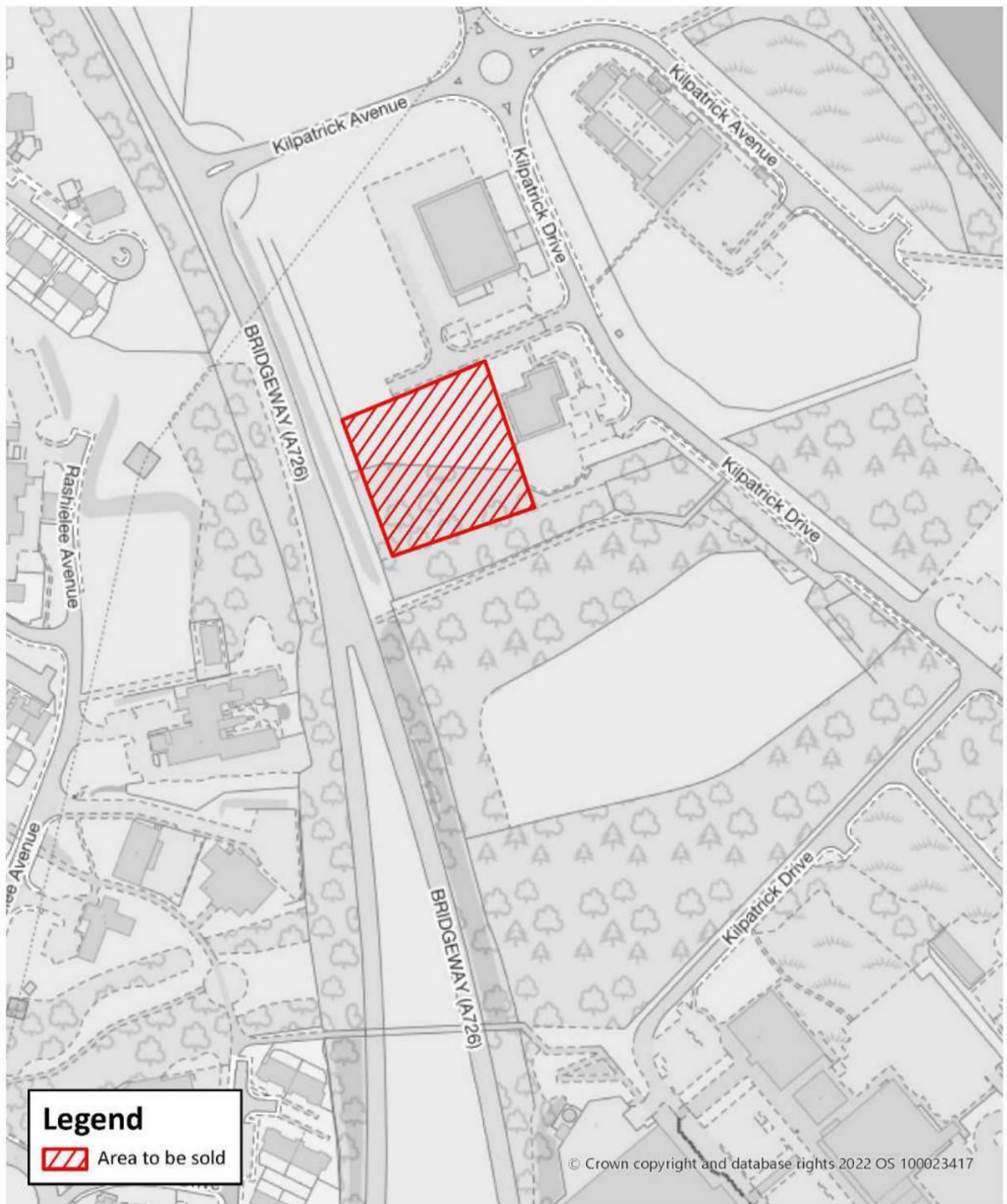
11. Privacy Impact – None.

12. Cosla Policy Position – N.A.

List of Background Papers

(a) N/A

Author: andrew.smith@renfrewshire.gov.uk



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Lease Renewal, Renfrewshire House, First Floor South – Care Inspectorate.

1. Summary

- 1.1 The Care Inspectorate have terminated their existing lease which will end on the 30 March 2023. They wish to renew on varied terms to allow more flexibility.
-

2. Recommendations

- 2.1 It is recommended that the Board grants authority to conclude a new lease of the First Floor South, Renfrewshire House on the varied terms outlined in this report.
-

3. Background

- 3.1 The Care Inspectorate gave Renfrewshire Council formal legal notice of their intention to terminate their existing lease at the break option available to them on 30 March 2023.
- 3.2 The lease of the First Floor South originally ran for ten years from 31 March 2017 until 30 March 2027. The only break option was at 30 March 2023. The Care Inspectorate have chosen to exercise this option as their future office accommodation requirements are uncertain and the full period may not be required. They wish to stay in the space until 30 March 2028 but with annual break options to give comfort that they will be able to exit should that become necessary.
- 3.3 Varied terms have been agreed in principle. These are outlined below, the main points being, an extension in the period of the lease by one year, an increase in rent and an annual break option.

4. Provisional Terms and Conditions

- Term – 5 years
- Commencement Date – 31 March 2023
- Rent - £77,000 per annum from the Commencement Date exclusive of VAT, service charge, insurance, business rates and other outgoings payable as per the existing Lease.
- Rent Review – none
- Break Option – Annual tenant only break option.
- Notice Period – 6 months' notice required to exercise break option.
- Each party is responsible for their own legal costs incurred in this transaction.
- The tenant is responsible for any LBTT, VAT and registration dues payable.
- The above terms are subject to the Council's formal board approval and conclusion of formal missives.
- The lease transaction shall include such other terms and conditions as may be considered necessary by the Head of Economy and Development and the Head of Corporate Governance to protect the interests of the Council.

Implications of the Report

1. **Financial** – Annual rental income to Renfrewshire Council of £77,000.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – New lease to be concluded.
5. **Property/Assets** – As per the report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – N.A.

List of Background Papers

None.

Author: *Aileen Johnston, Principal Estates Surveyor*

CHIEF EXECUTIVE'S - ASSET & ESTATES SECTION

TITLE	REPORT / LEASE PLAN 1ST FLOOR SOUTH WING, RENFREWSHIRE HOUSE, COTTON STREET, PAISLEY AREA TO BE LEASED TO CARE INSPECTORATE			
	DRAWING No.	E3328	SCALE	NTS
	DRAWN BY	JW	DATE	DEC 2022
	 Renfrewshire Council			

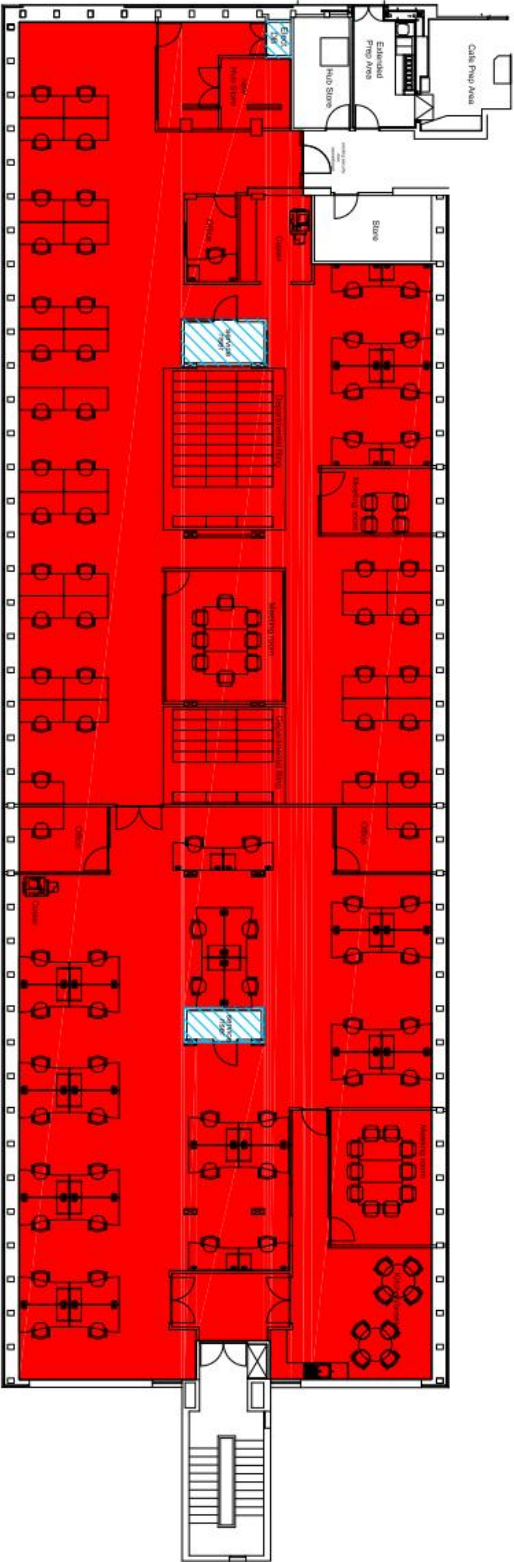
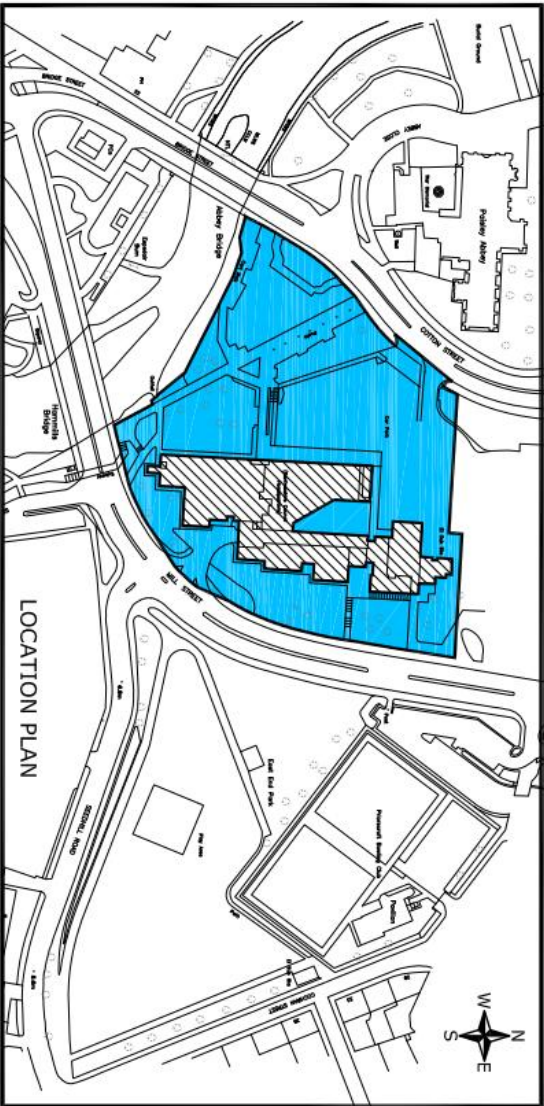
LEGEND

AREA TO BE LEASED (670sqm or thereby)

ACCESS IN FAVOUR OF RENFREWSHIRE COUNCIL

RENFREWSHIRE HOUSE

RENFREWSHIRE HOUSE SITE





To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: 9 Year Lease of Shop at 38-40 MacDowall Street, Johnstone

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 38-40 MacDowall Street, Johnstone as shown on Report Plan Ref. E3323.

2. Recommendations

It is recommended that the Board:

- 2.1 Agree to the Terms and Conditions that have been provisionally agreed with the Council and the proposed Tenant (Creative Therapies Training Scotland) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 The property at 38-40 MacDowall Street was placed on the market for lease on the 1st of December 2022 with an asking rent of £7,000 per annum.
- 3.2 Due to the level of interest, a closing date was set for the property and one offer was received.

- 3.3 The offers received was from Creative Therapies Scotland has been assessed considering the proposed rent, use and any additional information that has been provided to support the application.
- 3.4 The offer received from Creative Therapies Scotland has proposed an annual rent of £7,200 which met the Council's expectations for the asking rent. In terms of the intended use for the property, this will be to provide a range of therapy services including mental health education, art therapy and creative therapy groups. This sole trader currently operates from a premises on Quarry Street and is looking to expand their business. They have provided a business plan in support of their application.
- 3.5 The lease of this property should be offered to Creative Therapies Scotland as this represented best value to the Council.
- 3.6 Provisional terms have been agreed as detailed in this report and the conclusion of this lease shall be subject to receiving satisfactory references. Should this lease not conclude within 3 months from the date of this report, then property will be placed back on the open market for lease.

4. Proposed Terms and Conditions of Lease

- The lease shall be for a period of 9 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £7,200 per annum and shall be reviewed 3 years from the date of entry. A payment equivalent to three months rent shall be payable on the date of entry.
- The rent shall be reviewed every three years from the date of entry
- The property shall be used for the purpose of providing Creative Therapies and associated retail and for no other purpose whatsoever.
- The tenant shall make sure that all statutory consents required for their intended use prior to operation.
- Assignment is not permitted without prior written consent of the landlord.
- Sub-letting is prohibited
- The Tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

Implications of the Report

1. **Financial** – Rent of £7,200 per annum to the Council's HRA account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.

5. **Property/Assets** – As per report.

6. **Information Technology** – None.

7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – N.A.

Author: Louise Le Good; Assistant Surveyor
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07483 335 786



Renfrewshire
Council

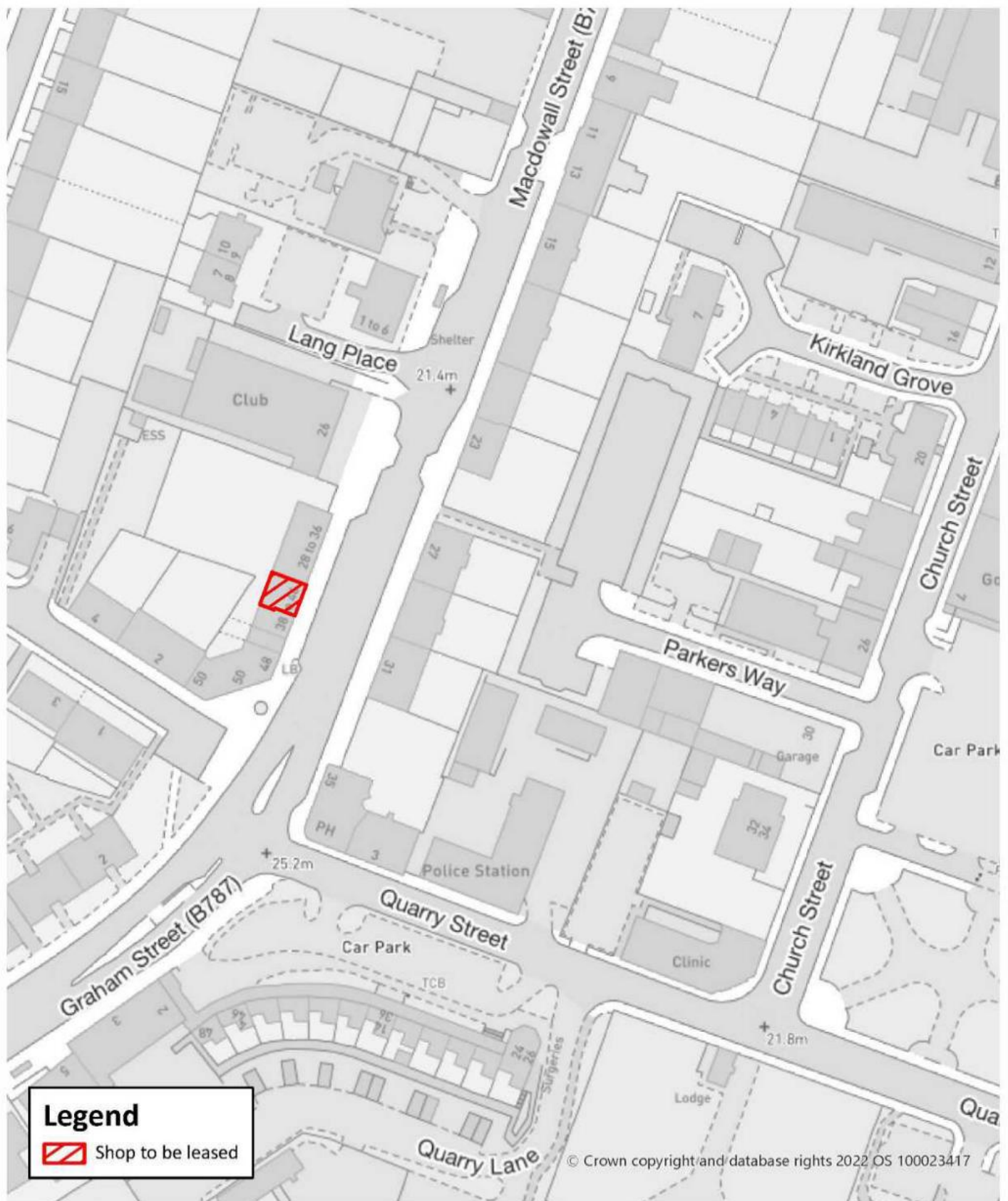
Lease of shop at 38-40 MacDowall St., Johnstone, Report Plan Ref. E3323



Scale: 1:1,250

User: howardhaughj2

Date: 22/12/2022



Notes:



To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: 2 Year Lease Renewal – Migrant Helpline Limited, 9 Christie Street, Paisley

1. Summary

- 1.1 The purpose of this report is to seek authority to renew the lease of hostel accommodation comprising eight flats located at 9 Christie Street, Paisley to the existing tenant, Migrant Helpline Limited.

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance to renew the lease of 9 Christie Street, Paisley to the existing tenant for a 2-year period from 1st April 2023 and on the provisional terms and conditions outlined in this report.
- 2.2 Note that the Head of Corporate Governance and the Head of Economy and Development will incorporate any other terms and conditions as may be considered necessary to protect the interests of the Council.
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3. Background

- 3.1 The property at 3 to 9 Christie Street Paisley was originally constructed and used as student accommodation by The University of the West of Scotland.

- 3.2 The Court of the University of the West of Scotland granted a lease of 9 Christie Street, together with four car parking spaces, cycle park, bin stores, drying area and amenity ground, to Migrant Helpline Limited for the initial period of 8th January 2014 to 31st March 2015.
- 3.3 Migrant Helpline Limited exercised the option to extend the Lease (as contained in the original Lease) for 2 years to 31st March 2017.
- 3.4 The Lease was extended again on several occasions with an expiry date of 31st March 2020.
- 3.5 The Council acquired the property at 3 to 9 Christie Street from the University of the West of Scotland in July 2019, subject to the Lease to Migrant Helpline Limited. The entire property is held on the HRA.
- 3.6 The Lease has continued on an annual basis since 1st April 2020. Migrant Helpline Limited now wish to secure a two-year extension to the lease. The current passing rent is £36,000 per annum.
- 3.7 Migrant Helpline Limited provide the following services:
- Asylum Support – help with applying for accommodation and financial support
 - Victims of Slavery and Human Trafficking Support – specialist support and accommodation to victims of human trafficking and modern slavery
 - Refugee resettlement – Syrian refugees
 - EU Settlement Scheme – advising and supporting vulnerable people through the settled or pre-settled application process.

4. **Provisional Terms and Conditions**

- Term – 2 years.
- Commencement Date – 1st April 2023 coinciding with the expiry of the existing lease.
- Rent - £45,000 per annum from the Commencement Date exclusive of VAT, service charge, insurance, business rates and other outgoings payable as per the existing Lease.
- Rent Review – none.
- Break Option – none.
- Notice Period – 4 months' notice required, by either party, to terminate the lease at the end of the term.
- Each party is responsible for their own legal costs incurred in this transaction.
- The tenant is responsible for any LBTT, VAT and registration dues payable.
- The above terms are subject to the Council's formal board approval and conclusion of formal missives.

- The lease transaction shall include such other terms and conditions as may be considered necessary by the Head of Economy and Development and the Head of Corporate Governance to protect the interests of the Council.

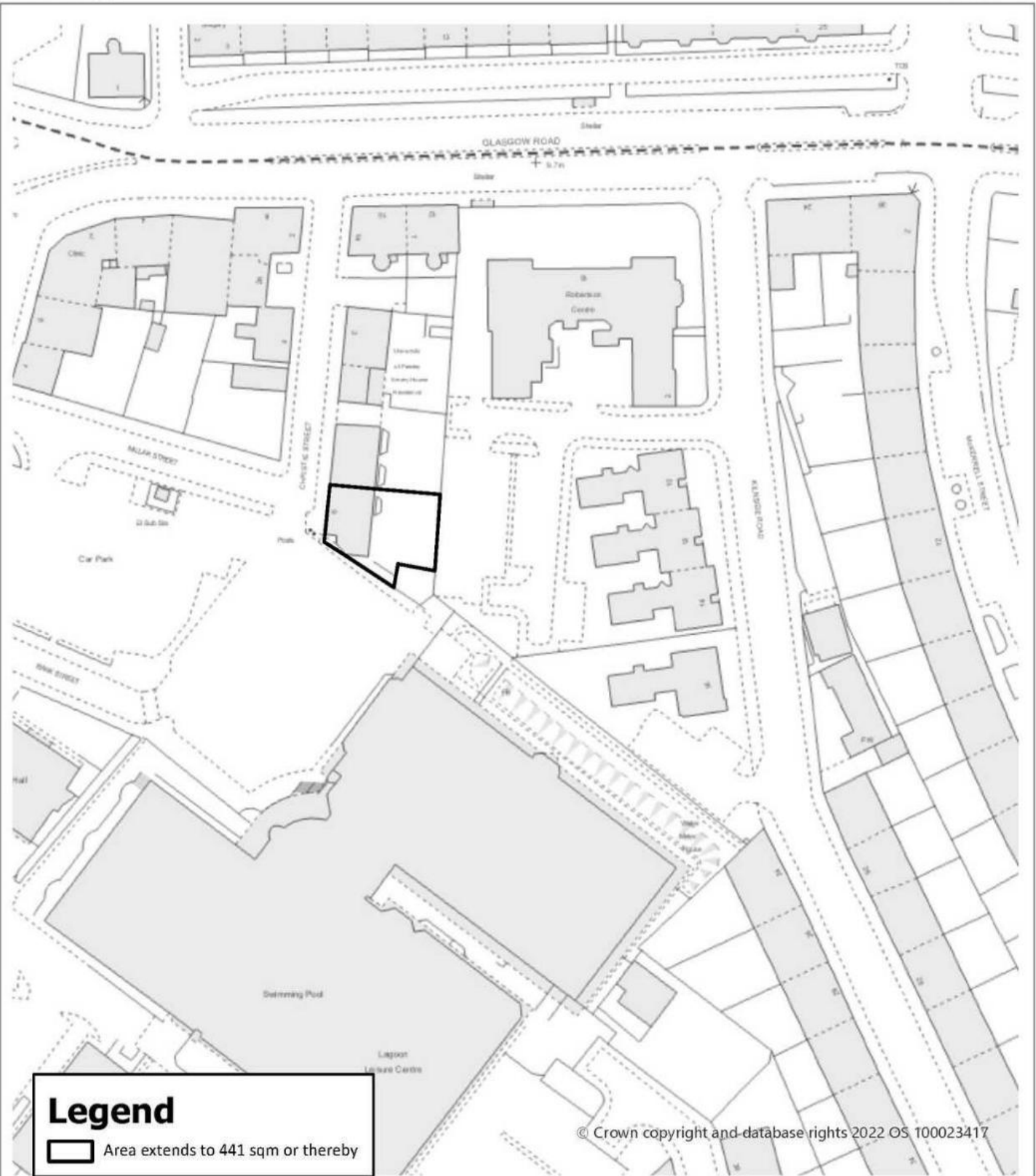
Implications of the Report

1. **Financial** – Annual rental of £45,000 payable to the Council's Housing Revenue Account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Lease extension to be concluded.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – N.A.

List of Background Papers

- (a) None.
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Author: Aileen Johnston, Principal Estates Surveyor



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Houston Village Hall

1. Summary

- 1.1 This report seeks Board approval to declare Houston Village Hall a surplus asset to allow it to be advertised for sale on the open market.

2. Recommendations

- 2.1 It is recommended that the Board:
- 2.2 Declare Houston Village Hall surplus to requirements and authorise the Head of Economy & Development to advertise the property for sale on the open market.
- 2.3 Note that the Planning & Climate Change Board approved a development brief for this property on 1st November 2022. The sale of this property will be progressed subject to the approval of a development brief.

3. Background

- 3.1 Houston Village Hall is a 2 storey traditional sandstone building from the late 19th century, with a small rear brick extension from the 1950's/1960's. As well as a main hall on the upper floor, it comprises various smaller meeting rooms, and appropriate toilet and kitchen facilities. It was tenanted by the Church of Nazerene from 1st June 2011 until they decided to end the lease on 30th April 2022.
- 3.2 During their tenancy, the Church sub-leased both the main hall and the smaller rooms to a variety of local community groups and organisations.

Following the expiry of the head lease, most of these sub-tenants were able to find alternative premises with the assistance of OneRen. Grants Music School were unable to find alternative premises initially therefore a 2 month short term licence to occupy was granted to enable them more of an opportunity to secure other premises, which they now have. The Hall is now unoccupied.

- 3.3 A condition survey of this building was undertaken in 2010 by Drivers Jonas Deloitte. The recommendation at that time was that the Village Hall required approximately £180,000 of investment over a 20 year period (from 2010) to remain in a good condition and fit for occupation. The Church of Nazarene as tenants were only able to carry out basic maintenance.
- 3.4 The investment required in the property makes Community Asset Transfer a difficult route for eligible groups. The music school initially considered this but rejected on cost grounds. There have been no other requests forthcoming. Community facilities are also available in the adjacent Carrick Centre. This has been leased to Houston Old School Trust since 1994 and the Centre operates as a facility for community organisations to hold arts events, organise classes and activities etc.
- 3.5 The Council itself does not have dedicated funds available to invest in ensuring the long term sustainability of the building, and are not aware of any other local group or organisation that does. The view of officers is that this would be best achieved by a disposal on the open market, with the benefit of an approved development brief.
- 3.6 In Nov 2022, the Council's Planning and Climate Change Board approved a Development Brief for the site.

Implications of the Report

1. **Financial** – None at present. Potential capital receipt if sold.
2. **HR & Organisational Development** – None.
3. **Community Planning** -
Jobs and the Economy – To ensure the long term sustainability of the building.
4. **Legal** – None at Present.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights.

No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – Not Applicable.

List of Background Papers

(a) Not Applicable.

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CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE	REPORT PLAN VILLAGE HALL, MAIN STREET, HOUSTON	DRAWING No.	E3290	SCALE	1:1250
		DRAWN BY	JW	DATE	OCT 2022

