

Minute of Meeting

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

Present: Councillor Jennifer Adam, Councillor Stephen Burns, Councillor Jacqueline Cameron, Councillor Michelle Campbell, 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

Chair

Councillor Campbell, Convener, presided.

In Attendance

G McNeil, Director of Environment & Infrastructure; A Morrison, Head of Economy & Development Services, B Walker, Programme Director (City Deal & Infrastructure), G Crawford, Senior Communications Officer, A Johnston, Principal Estates Surveyor and C Horn, both Senior Planning & Policy Development Officers (all Chief Executive's); G Hutton, Head of Operations & Infrastructure, C Dalrymple, Head of Facilities & Property Management and G Hunter, Chief Economic & Regeneration Officer (all Communities & Housing Services); K Anderson, Amenity Services Manager - Waste, K Gray, Streetscene Manager, D Kerr, Service Co-ordination Manager, G Hannah, Transportation & Change Manager, L Rennie, Operations Manager and S Heron, Assistant Transportation & Development Manager (all Environment & Infrastructure); and M Conaghan, Head of Corporate Governance, M Law, Senior Asset & Estates Surveyor, L Dickie, Finance Business Partner, C Doogan, Energy Team Leader, G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, E Gray, Senior Committee Services Officer, K O'Neill, Assistant Democratic Services Officer and D Cunningham, Assistant Committee Services Officer (all Finance & Resources).

Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be filmed for live or subsequent broadcast via the Council's internet site.

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Revenue and Capital Budget Monitoring

There was submitted a joint Revenue and Capital Budget Monitoring report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing Services as at 11 November 2022.

The report stated that the projected revenue outturn as at 31 March 2023 for all services reporting to this Policy Board was an overspend position of £2.098 million against the revised budget for the year, 6.8% of the budget. The projected capital outturn as at 31 March 2023 for projects reporting to the Board was a break-even position against the revised budget for the year. Summaries were provided around the relevant services in the tables within the report, together with further analysis.

It was noted that there had been capital budget adjustments of £0.452 million for budget increases to reflect a grant award; £0.400 million in budget reprofiling for the Bridge Strengthening and Vehicle Replacement Programme projects; and £0.200 million in budget transfers.

DECIDED:

(a) That the projected Revenue outturn position, as detailed in table 1 of the report, acknowledging that the forecast position was based on best estimates at this point in time, be noted;

(b) That the projected Capital outturn position, as detailed in table 2 of the report, be noted; and

(c) That the budget adjustments, detailed in sections 4 and 6 of the report, be noted.

2 Operational Performance Report

There was submitted a report by the Director of Environment & Infrastructure relative to the operational performance of the service.

The report provided updates since the previous Policy Board meeting in respect of key areas delivered by services within Environment & Infrastructure, which were within the remit of this Policy Board, including fleets; roads and transportation; parks investment; Streetscene; climate change; Team Up to Clean Up; and waste recycling services.

DECIDED: That the operational performance update detailed in the report be approved.

3 **Electric Vehicle Infrastructure & Road Related Services**

There was submitted a report by the Director of Environment & Infrastructure relative to the proposed introduction of charges for electric vehicle charging and other road related services in Renfrewshire.

The report advised that the public could currently charge their electric vehicles for free at 118 parking pays across Renfrewshire with the Council absorbing the cost of the electricity and infrastructure. The report set out the proposed tariffs for slow, fast and rapid chargers in pounds per kilowatt hour along with the time taken to reach 80% charge and the proposed overstay fee for each. It was proposed that the charging rate would be introduced in April 2023 with the overstay fee being introduced later that year.

The report also advised that the Council offered a number of discretionary road related services for free which resulted in a cost to the Council. The proposed fees for these services were £250 for marking an H-bar line outside of a private property, £4,000 for opening the Bascule Bridge, Renfrew and £100 for the removal of illegal signage. It was proposed that these charges be introduced in April 2023.

DECIDED:

(a) That the electric vehicle charges, as set out on section 3.4 of the report, be approved; and

(b) That the revised road related service charges, as set out in section 4 of the report, be approved.

4 **ECO-flex 4**

There was submitted a report by the Director of Environment & Infrastructure relative to the UK Government's ECO-flex 4 funding stream and the Council's statement of intent which set out the qualifying criteria for the scheme. The draft statement of intent was attached at Appendix 1 to the report.

The report advised that ECO-flex 4 funding stream was a direct replacement for the Eco-flex 3 scheme which the Council had been a member of and would allow the Council to provide funding to Renfrewshire's private sector, fuel poor households which did not meet criteria for other support schemes. Detail was provided on how Eco-flex 4 would be beneficial to the Council's journey towards net-zero emissions and carbon neutrality.

DECIDED: That the statement of intent, as detailed in Appendix 1 of the report, be approved for submission to the Office of Gas and Electricity Markets (OFGEM) and publication on the Council's website.

5 **Affordable Housing Sites in Renfrewshire - transfer to Housing Revenue Account**

There was submitted a report by the Chief Executive relative to the transfer of 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. The sites were identified in plans attached as appendices to the report.

The report made reference to the Council's Strategic Housing Investment Plan 2023/28 and Local Housing Strategy and how the use of existing land in the Council's ownership to develop new affordable homes across Renfrewshire could help achieve the objectives contained within them.

The report identified sites at Blackstoun Road, Paisley; Carbrook Street Paisley; Former Garthland House, Paisley; and Former Cochrane Castle Primary School, Johnstone and sought authority to transfer them from the General Services Account to the Housing Revenue Account with a view to facilitating the delivery of social rented housing. Valuations for the sites, provided by valuation surveyors in the Council's Estates Team, were set out in Table 1 of the report.

DECIDED: That the transfer of four sites from the General Services Account to the Housing Revenue Account, at the net values listed in Table 1 of the report, be approved.

6 **Surplus Status for Residential Properties on School Grounds**

There was submitted a report by the Chief Executive relative to the surplus status of six residential properties on school grounds. The sites were identified in plans attached as appendices to the report.

The report intimated that the properties located within the grounds of Brediland Primary, Paisley; Wallace Primary, Elderslie; Our Lady of Peace Primary, Linwood; St Anthony's Primary, Johnstone; Bridge of Weir Primary, Bridge of Weir; and St Pauls Primary, Paisley had become surplus to operational requirement and sought to transfer them to the Housing Revenue Account.

The Head of Economy & Development in consultation with the Director of Finance & Resources advised that it was appropriate that the General Services fund be compensated for the loss of the properties and that a total transfer cost, payable to the General Fund by the Housing Revenue Account, of £252,550 for the six properties had been agreed.

DECIDED:

(a) That the six properties, detailed in the report, be declared surplus to requirement;

(b) That the transfer of the properties from the General Fund to the Housing Revenue Account be approved; and

(c) That it be noted that a total transfer cost of £252,550 would be paid from the Housing Revenue Account to the General Fund.

7 Land Adjacent to Barnwell Street Bridge, Paisley

There was submitted a report by the Chief Executive relative to a piece of land adjacent to Barnwell Street Bridge, Paisley. The site was identified in a plan attached as an appendix to the report.

The report intimated that the land had been acquired by the Council using a Compulsory Purchase Order in June 2019 as part of the City Deal Project to facilitate the construction of the new bridge across the White Cart. An updated design for the bridge meant that less land was required and subsequently Air Sea Scotland Limited indicated they wished to purchase the land. The proposed terms and conditions for the sale were detailed in full within the report.

DECIDED:

(a) That the land adjacent to Barnwell Street Bridge, Paisley, as detailed in the plan appended to the report, be declared surplus to requirements; and

(b) That the Head of Corporate Governance be authorised to conclude a sale on the basis of the terms and conditions detailed in this report.

8 Lease renewal at Camphill Court, Paisley

There was submitted a report by the Chief Executive relative to the proposed extension of the lease for the telecommunications mast at Camphill Court, Paisley by the current lease holder Vodafone. The site was identified in a plan which was appended to the report.

The report intimated that the current lease holder had been a tenant since 1998 and that the lease was currently operating on a year-to-year basis at a rate of £8,750 per year plus VAT, service charge and insurance costs.

The sought extension was for a period of 10 years from a date to be agreed by both parties at a rate of £7,500 in year 1, £6,000 in year 2, £5,000 in year 3 and £4,000 in years 4-10 plus VAT, service charge and insurance costs. The proposed terms and conditions were detailed in full within the report.

DECIDED: That the Head of Corporate Governance be authorised 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 the report.

9 Land at Kilpatrick Drive, Erskine

There was submitted a report by the Chief Executive relative to a piece of land at Kilpatrick Drive, Erskine. The site was identified in a plan attached as an appendix to the report.

The report intimated that the land was within the Erskine Riverfront Transition Area and had been advertised for sale over a number of years with a view to attracting a range of possible uses.

Following interest in the site, it was marketed in November 2022 with a closing date set for 19 December 2022. Two offers for purchase were received and the top offer of £100,000 was from The Elim Trust. The proposed terms and conditions of the sale were detailed in full within the report.

DECIDED: That the Head of Corporate Governance be authorised in conjunction with the Head of Economy & Development to conclude a sale of this land to The Elim Trust, on the basis of the terms and conditions detailed in the report.

10 Lease Renewal - Renfrewshire House - First Floor South - Care Inspectorate

There was submitted a report by the Chief Executive relative to the proposed lease of Renfrewshire House, First Floor South. The site was identified in a plan which was appended to the report.

The report intimated that the Care Inspectorate had given Renfrewshire Council formal legal notice of their intention to terminate their existing lease, which ran from 31 March 2017 to 30 March 2027, at the break option available to them on 30 March 2023.

The sought lease was for a period of five years from 31 March 2023 with an annual tenant-only break option at a rate of £77,000 per annum plus VAT, service charge and insurance costs. The proposed terms and conditions of the lease were detailed in full within the report.

DECIDED: That the Head of Corporate Governance be authorised in conjunction with the Head of Economy & Development to conclude a new lease of Renfrewshire House - First Floor South, Paisley on the basis of the terms and conditions detailed in the report.

11 Year Lease of Shop at 38-40 MacDowall Street, Johnstone

There was submitted a report by the Chief Executive relative to the proposed lease of a shop at 38-40 MacDowall Street, Johnstone. The site was identified in a plan which was appended to the report.

The report intimated that the property placed on the market for lease on 1 December 2022 with an asking rent of £7,000 per annum. Due to the level of interest, a closing date was set for the property and one offer was received.

The offer was received from Creative Therapies Scotland for a nine-year lease of the property at a rate of £7,200 per annum plus VAT, service charge and insurance costs. The proposed terms and conditions were detailed in full within the report.

DECIDED:

(a) That the terms and conditions that had been provisionally agreed with the Council and Creative Therapies Scotland be noted; and

(b) That the Head of Corporate Governance be authorised to conclude the lease based on the terms and conditions detailed in the report.

12 2 Year Lease Renewal - Migrant Helpline Limited, 9 Christie Street, Paisley

There was submitted a report by the Chief Executive relative to the proposed extension of the lease for the property at 9 Christie Street, Paisley by the current lease holder Migrant Helpline Limited. The site was identified in a plan which was appended to the report.

The report intimated that the current lease commenced on 18 January 2014 and had since been extended twice and had continued on an annual basis since 1 April 2020. The current lease agreement set out a rent of £36,000 per annum plus VAT, service charge and insurance costs.

The sought extension was for a period of two years from 1 April 2023 at a rate of £45,000 per annum plus VAT, service charge and insurance costs. The proposed terms and conditions were detailed in full within the report.

DECIDED:

(a) That the Head of Corporate Governance be authorised to renew the lease of 9 Christie Street, Paisley to the existing tenant for a two-year period from 1 April 2023 and on the provisional terms and conditions outlined in the report; and

(b) That it be noted that the Head of Corporate Governance and the Head of Economy and Development would incorporate any other terms and conditions as may be considered necessary to protect the interests of the Council.

13 Houston Village Hall

There was submitted a report by the Chief Executive relative to Houston Village Hall. The site was identified in a plan attached as an appendix to the report.

The report intimated that the property had been leased by the Church of Nazarene from 1 June 2011 to 30 April 2022 and was currently unoccupied. A condition survey of the building was undertaken in 2010 by Drivers Jonas Deloitte which estimated that £180,000 of investment was required over a 20-year period for the property to remain in a good condition and fit for occupation. It was noted that the Church of Nazarene as tenants were only able to conduct basic maintenance.

The Council did not have dedicated funds available to invest in ensuring the long term sustainability of the building and were not aware of any other local group or organisation which did. The report sought to declare the property be declared as surplus to requirement with a view to advertising it for sale on the open market. A development brief for the property had been approved at a meeting of the Planning & Climate Change Policy Board held on 1 November 2022.

DECIDED:

- (a) That Houston Village Hall be declared surplus to requirement;
- (b) That the Head of Economy & Development be authorised to advertise the property for sale on the open market; and
- (c) That it be noted that a development brief for the property had been approved at a meeting of the Planning & Climate Change Policy Board held on 1 November 2022.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following items of business as it was likely, in view of the nature of the business to be transacted that if members of the press and public were present there would 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.

14 Land at Ingliston Drive, Bishopton

There was submitted a report by the Chief Executive relative to Land at Ingliston Drive, Bishopton.

Councillor Campbell, seconded by Councillor Burns, moved that the Head of Corporate Governance be authorised, in conjunction with the Head of Economy & Development, to conclude a sale of the land at Ingliston Drive, Bishopton to Globe Homes on the basis of the terms and conditions detailed in the report.

Councillor Gilmour, seconded by Councillor Smith, moved an amendment which was withdrawn in terms of Standing Order 27.

Councillor J MacLaren, seconded by Councillor Gray, moved as an amendment that the Board does not authorise the sale of this land, and that the land be retained by the council as green space.

On the roll being called, the following members voted for the amendment: Councillors Burns, J Cameron, Campbell, Audrey Doig, McNaughtan, Mylet and Nicolson.

The following members voted for the motion: Councillors Davidson, Gilmour, Gray, J MacLaren, McDonald, McMillan and Smith.

There being an equality of votes, the Convener used her second and casting vote in favour of the motion. The motion was accordingly declared carried.

DECIDED: That the Head of Corporate Governance be authorised, in conjunction with the Head of Economy & Development, to conclude a sale of the land at Ingliston Drive, Bishopton to Globe Homes on the basis of the terms and conditions detailed in the report.