

Notice of Meeting and Agenda

Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 15 March 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:

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.

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>

Items of business

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.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>
For further information, please email democratic-services@renfrewshire.gov.uk

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 | Community Asset Transfer Review Sub-committee

Minute of the meeting of the Community Asset Transfer Review Subcommittee held on 20 January 2023. | 4 - 8 |
| 2 | Revenue and Capital Budget Monitoring

Joint report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing. | 9 - 17 |
| 3 | Operational Performance Report

Report by the Director of Environment & Infrastructure. | 18 - 28 |
| 4 | Renfrewshire Allotments Annual Report 2022

Report by the Chief Executive. | 29 - 49 |
| 5 | The Renfrewshire Council (Advanced Manufacturing Innovation District Scotland, South) Compulsory Purchase Order 2023

Report by the Chief Executive. | 50 - 73 |

6	Lease renewal of Telecommunications Installations	74 - 79
	Report by the Chief Executive.	
7	Shop at 36/40 Foxbar Road, Paisley	80 - 83
	Report by the Chief Executive.	
8	Shop at 28/30 Skye Crescent, Paisley	84 - 87
	Report by the Chief Executive.	
9	Disposal of Land adjacent to 5 Barwood Drive, Erskine	88 - 91
	Report by the Chief Executive.	
10	Disposal of Land adjacent to 7 Barwood Drive, Erskine	92 - 95
	Report by the Chief Executive.	
11	Land at Broomlands Street, Paisley	96 - 99
	Report by the Chief Executive.	

Minute of Meeting

Community Asset Transfer Review Sub-Committee

Date	Time	Venue
Friday, 20 January 2023	10:00	Microsoft Teams Meeting,

Present: Councillor Michelle Campbell, Councillor Audrey Doig, Councillor Chris Gilmour, Councillor James MacLaren, Councillor John McNaughtan

Chair

Councillor Campbell, Convener presided.

In Attendance

A Morrison, Head of Economy & Development Services, S Inrig, Assistant Manager (Employability), T Morlan, Social Enterprise Officer, and E Shearer, Economic Regeneration Officer, (all Chief Executive's); G McNeil, Director (Environment & Infrastructure); G Hunter, Chief Economic & Regeneration Officer (Communities & Housing); N Young, Assistant Managing Solicitor (Litigation & Advice), E Currie and E Gray, both Senior Committee Services Officers, J Barron, Assistant Committee Services Officer, and D Pole and J Whitehead, both End User Technicians.

Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Sub-committee 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 Review Request by Kelburne Hockey & Community Sports Club Re: Ralston Community Sports Centre

There was submitted a report by the Director of Finance & Resources relative to a Community Asset Transfer (CAT) review request which had been submitted by Kelburne Hockey and Community Sports Club (KHCSC) in relation to their transfer request for Ralston Community Sports Centre (RCSC).

The report provided a background to the review request, detailing that a CAT request had been submitted by KHCSC for the transfer of RCSC and had subsequently been rejected by the Council's Community Asset Transfer Panel as set out in a decision notice dated 30 August 2022. The Community Empowerment (Scotland) Act 2015 prescribed that an applicant whose transfer request was rejected was entitled to request a review of the decision. KHCSC submitted a review request on 29 September 2022 which had to be determined by 28 March 2023. Members were provided with a copy of the procedure to be followed when considering a CAT review request, a note of general legal advice and a pack containing the original application and review documentation.

The Head of Economy & Development Services highlighted an error in Property/Asset Implications section of the cover report which stated that, should the CAT request be approved, RCSC would be transferred out of Council ownership. The transfer request sought a 50-year lease with the centre remaining in Council ownership. It was also noted that in the minute of the Community Asset Panel meeting on 2 August 2022 it was stated that the RCSC building was a Category C listed building. The building was actually a Category A listed building.

The Sub-committee members considered whether there was sufficient information available to determine the review without a requirement for further proceedings. Following discussion, Councillor Campbell, seconded by Cllr McNaughton moved:

(a) That consideration of the CAT review request be continued to a future meeting to allow for further information to be provided by way of written submissions;

(b) That correspondence be sent to KHCSC requesting that written submissions be made to provide further information, providing evidence and working wherever possible, around:

(i) How Kelburne Hockey & Community Sports Club met the criteria to be considered a Community Transfer Body as set out by the Community Empowerment (Scotland) Act 2015;

(ii) The basis upon which they believed the lease of the property at the minimal £1 rate was viable to the Council across a 50-year period;

- (iii) Detail on how the club would ensure that there was enough funding to address any unforeseen financial costs including information around the potential requirement for maintenance work of the Category A listed building;
 - (iv) The anticipated footfall associated with the immediate relocation of hockey games and training to RCSC, the days and times when this would occur, the impact on the local community and the steps which would be taken to mitigate any impact;
 - (v) The opportunities which would be provided to small businesses and social enterprise;
 - (vi) The community engagement which took place including which groups were met with, when and how often these meetings took place and any notes which were taken at these meetings;
 - (vii) Any consultations which took place, including but not limited to those relating to lighting, noise pollution and drainage, prior to submitting the application, detailing who was consulted with, the nature of the consultation, dates, the questions asked and the control measures which were in place;
 - (viii) Discussions with the Council and Renfrewshire Leisure (now OneRen) around replacing an established hockey pitch with a football pitch to ensure the number of available pitches would not be reduced and consultation with current users of RCSC in this connection;
 - (ix) Meetings with the Council Leader and the Cabinet Secretary for Finance and the Economy of Scotland and any financial working which came out of these meetings;
 - (x) An update on the funding sources which were listed as 'under discussion' or 'identified' and how the updated position would impact the business plan;
 - (xi) The availability of grass pitches and the booking system used for these;
 - (xii) How the figures in the revenue forecast were determined and detail of financial contingency planning;
 - (xiii) Any work carried out to assess the impact of extending the site footprint in terms of parking and vehicle access;
 - (xiv) Measures which would be put in place to ensure the longevity of RCSC; and
 - (xv) Management of drainage issues, particularly with regard to the use of a water-based pitch;
- (c) That correspondence be sent to OneRen requesting that written submissions be made to provide information around:
- (i) Any funding applications which had been made in relation to Ralston and any other funding sources which One Ren were eligible to apply for;
 - (ii) Forecast costs associated with the centre including the cost of relaying the synthetic turf and maintaining the A-listed building; and

(iii) An up-to-date summary of the number of service users at Ralston along with a forecast of user numbers; and

(d) That correspondence be sent to Paisley East and Whitehaugh Community Council and Ralston Community Council requesting that written submissions be made outlining any engagement which was carried out by KHCSC in relation to their transfer request.

This was agreed unanimously.

DECIDED:

(a) That consideration of the CAT review request be continued to a future meeting to allow for further information to be provided by way of written submissions;

(b) That correspondence be sent to KHCSC requesting that written submissions be made to provide further information, providing evidence and working wherever possible, around:

(i) How Kelburne Hockey & Community Sports Club met the criteria to be considered a Community Transfer Body as set out by the Community Empowerment (Scotland) Act 2015;

(ii) The basis upon which they believed the lease of the property at the minimal £1 rate was viable to the Council across a 50-year period;

(iii) Detail on how the club would ensure that there was enough funding to address any unforeseen financial costs including information around the potential requirement for maintenance work of the Category A listed building;

(iv) The anticipated footfall associated with the immediate relocation of hockey games and training to RCSC, the days and times when this would occur, the impact on the local community and the steps which would be taken to mitigate any impact;

(v) The opportunities which would be provided to small businesses and social enterprise;

(vi) The community engagement which took place including which groups were met with, when and how often these meetings took place and any notes which were taken at these meetings;

(vii) Any consultations which took place, including but not limited to those relating to lighting, noise pollution and drainage, prior to submitting the application, detailing who was consulted with, the nature of the consultation, dates, the questions asked and the control measures which were in place;

(viii) Discussions with the Council and Renfrewshire Leisure (now OneRen) around replacing an established hockey pitch with a football pitch to ensure the number of available pitches would not be reduced and consultation with current users of RCSC in this connection;

(ix) Meetings with the Council Leader and the Cabinet Secretary for Finance and the Economy of Scotland and any financial working which came out of these meetings;

- (x) An update on the funding sources which were listed as 'under discussion' or 'identified' and how the updated position would impact the business plan;
 - (xi) The availability of grass pitches and the booking system used for these;
 - (xii) How the figures in the revenue forecast were determined and detail of financial contingency planning;
 - (xiii) Any work carried out to assess the impact of extending the site footprint in terms of parking and vehicle access;
 - (xiv) Measures which would be put in place to ensure the longevity of RCSC; and
 - (xv) Management of drainage issues, particularly with regard to the use of a water-based pitch;
- (c) That correspondence be sent to OneRen requesting that written submissions be made to provide information around:
- (i) Any funding applications which had been made in relation to and any other funding sources which One Ren were eligible to apply for;
 - (ii) Forecast costs associated with the centre including the cost of relaying the synthetic turf and maintaining the A-listed building; and
 - (iii) An up-to-date summary of the number of service users at Ralston along with a forecast of user numbers; and
- (d) That correspondence be sent to Paisley East and Whitehaugh Community Council and Ralston Community Council requesting that written submissions be made outlining any engagement which was carried out by KHCSC in relation to their transfer request.



To: Infrastructure, Land and Environment Policy Board

On: 15 March 2023

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

Heading: Revenue and Capital Budget Monitoring as at 6 January 2023

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 £2.402m (7.3%) 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	32,755	35,157	(2.402)	(7.3%)

Table 2: Capital

Division	Revised Annual Budget £000	Projected Outturn £000	Budget Variance (Adv)/Fav £000	Budget Variance %
Environment & Infrastructure	18,416	18,416	0	0.0%

2. Recommendations

Members are requested to:

- 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 £2.402m (7.3% 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. The main reasons for the projected outturn position are indicated below.
- 3.4. It should also be noted that additional expenditure has been incurred as a result of the additional tree management work that is currently being carried out by the Streetscene team and it is the intention that a further detailed report will be presented to board at a later date providing background information including the estimated financial costs that may be incurred.

4. Revenue Budget Adjustments

- 4.1. The budget adjustments actioned between reporting periods were in the main in relation to an increase in employee costs budget as a result of the recent pay award. In addition, a drawdown from reserves was actioned (Environment and Place (£500k) and Memorial Safety (£360k).

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 £0.733m, of which £3.215m have occurred

since the last board report at Period 8. This largely reflects updated cash flows for various projects in 2022/23.

- 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 £3.215m have arisen which reflect the following:

Budget Increases in 2022/23 (£0.248m) for grant awarded in the following projects:

- Flooding (£0.248m) reflecting grant awarded by the Scottish Government in 2022/23;

Budget brought forward from 2023/24 into 2022/23 (£0.070m) for the following projects:

- Bridge Assessment/Strengthening (£0.070m) due to timing of planned work being accelerated;

Budget reprofiled from 2022/23 into 2023/24 (£3.533m) for the following projects:

- Roads/Footways Programme (£2.448m) largely as a result of expected timings of footways programme;
- Vehicle Replacement Programme (£0.085m) to reflect updated delivery times for vehicles;
- Core Pathways & Cycle Network (£0.064m) for timing of planned work expected in early 2023/24;
- Park Improvement Programme (£0.063m) for updated cash flows received for the project;
- Improvements to Outdoor Access (£0.161m) for various sites expected to complete in early 2023/24;
- Multi Purpose Bins (£0.020m) due to expected delivery dates for completion of the project;
- Improvement to Cemetery Estate (£0.305m) to reflect expected timing of tender for planned work at Hawkhead Cemetery;
- Nature Restoration Fund (£0.387m) as planned work is required to be carried out over the summer months when the weather/climate are in more favourable conditions.

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 £2.402m.

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 6 January 2023

POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT

Objective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	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	7	1,256	1,104	152	12.1%	124	28
Refuse Collection	5,392	381	5,773	7,076	(1,303)	(22.6%)	(1,689)	386
Household Waste Recycling Centres	768	40	808	932	(124)	(15.3%)	(68)	(56)
Refuse Disposal	7,602	0	7,602	7,467	135	1.8%	715	(580)
Streetscene	6,208	1,089	7,297	7,506	(209)	(2.9%)	(88)	(121)
Sustainability and Place	606	52	658	682	(24)	(3.6%)	21	(45)
Fleet Services	(105)	55	(50)	(121)	71	142.0%	(22)	93
Social Transport	1,521	83	1,604	1,467	137	8.5%	121	16
Roads Operations	2,895	81	2,976	3,025	(49)	(1.6%)	(137)	88
Infrastructure and Assets	1,664	81	1,745	1,975	(230)	(13.2%)	(115)	(115)
Transportation & Development	992	51	1,043	909	134	12.8%	107	27
Parking of Vehicles	(1,130)	5	(1,125)	(33)	(1,092)	(97.1%)	(1,067)	(25)
Strathclyde Partnership for Transport	3,168	0	3,168	3,168	0	0.0%	0	0
Requisition								
NET EXPENDITURE	30,830	1,925	32,755	35,157	(2,402)	(7.3%)	(2,098)	(305)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 6 January 2023

POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT

Subjective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	21,632	1,740	23,372	23,478	(106)	(0.5%)	(893)	785
Premises Related	1,053	0	1,053	1,446	(393)	(37.3%)	(413)	20
Transport Related	6,039	16	6,055	7,241	(1,186)	(19.6%)	(1,165)	(21)
Supplies and Services	12,408	18	12,426	13,699	(1,273)	(10.2%)	(368)	(905)
Third Party Payments	3,196	0	3,196	3,227	(31)	(1.0%)	(28)	(3)
Transfer Payments	104	1	105	161	(56)	(53.3%)	(49)	(7)
Support Services	34	0	34	25	9	26.5%	11	(2)
Depreciation and Impairment Losses	(300)	0	(300)	0	(300)	(100.0%)	(300)	0
GROSS EXPENDITURE	44,166	1,775	45,941	49,277	(3,336)	(7.3%)	(3,205)	(133)
Income	(13,336)	150	(13,186)	(14,120)	934	7.1%	1,107	(173)
NET EXPENDITURE	30,830	1,925	32,755	35,157	(2,402)	(7.3%)	(2,098)	(305)

Service Area	
Refuse Collection	The overspend in the main relates to increased costs relating to fuel costs, bins, caddies and bin liner supplies. Also, due to high levels of annual leave 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	The forecast overspend is mainly related 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 is 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. However, the market is highly volatile and as a result this will be closely monitored through the remainder of the year. The finance team have been working closely with the Operational Manager to review the current methods of projecting the tonnages for each of the waste streams.
Streetscene	The current projected overspend within Streetscene largely relates to additional tree management and associated health and safety issues, such as tree inspections and tree health monitoring, including Ash Dieback and Larch infection activities. It should be noted that the level of work with regards to the tree management activities being undertaken has increased significantly and this has been reflected into the revised outturn position. Like other areas within the service, the projected outturn is showing inflationary pressures in fuel and other supplies and services. 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 remainder of the financial year and any changes will be reported to future boards.
Infrastructure and Assets	The current projection reflects an increase in costs associated with electrical power in relation to street lighting and traffic signals, based on current market trends. In line with other utility costs, this position will be closely monitored for the remainder of the financial year.
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 continue for the rest of the financial year.

RENFREWSHIRE COUNCIL
 CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
 1st April to 6th January 2023
 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	(2,476)	8,592	8,592	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	1	2,258	2,258	0	0%	2,492	2,492	0	0%
Bridge Assessment/Strengthening	0	481	(342)	139	139	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	(64)	74	74	0	0%	200	200	0	0%
Parks Improvement Programme	2,142	63	34	97	97	0	0%	2,302	2,302	0	0%
Improvements to Outdoor Access and Play Area Program	264	1,100	349	1,449	1,449	0	0%	1,873	1,873	0	0%
Multi Purpose Bins	60	20	(20)	0	0	0	0%	80	80	0	0%
Improvements to Cemetery Estate	1,220	141	(126)	15	15	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	158	158	158	0	0%	1,694	1,694	0	0%
Flooding	0	0	248	248	248	0	0%	248	248	0	0%
Nature Restoration Fund	1	0	221	221	221	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	733	18,416	18,416	0	0%	56,366	56,366	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: 15 March 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 25 January 2023 and an operational performance update on the services and key projects delivered during this period.
-

2. Recommendations

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

- 2.1 Approves the operational performance update detailed within this report.
-

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.
-

Updates for Infrastructure Land and Environment Policy Board

4. Fleet, Roads and Transportation

4.1 Fleet Services - Employee Upskilling

Following a full training program, 9 operatives from Roads, Streetscene and Waste Services have successfully passed their LGV driving test. This offers an opportunity for employees to further their career and provides a welcome increase in the number of LGV drivers available across the service. The service is planning to run a similar LGV training program in the new financial year.

4.2 Roads Capital Investment Program

The carriageways program for 2022/23 is substantially complete with 78 of the programed 90 now complete. Four additional resurfacing schemes (Broomlands Street, Paisley; Maxwellton Road, Paisley; Neilston Road, Paisley and Torr Road, Bridge of Weir) will be completed on a phased approach with the first due to start week commencing on 3 April. Completion of these works will take the scheme to 82. The remaining 8 were unable to progress due to conflicts within the Scottish Road Works Register and will be rescheduled into next year's program.

- 4.2.1 The large area patching program, the surface treatment and pre-patching in advance of next year's surface dressing contract are now complete.

- 4.2.3 The carriageway reconstruction contract (Old Greenock Road Inchinnan, Brick Lane and William Street Paisley) will commence on site in March and complete by the end of April.

- 4.2.4 The service is currently reviewing the capital investment program for 2023/24, this revised program will take cognisance of the additional £3m allocated from the capital budget taking the total Capital Investment to £6.7m, this includes £700k of CWSR funding. The schemes delayed in 2022/23 including many of the originally programed footways, will be delivered from funds carried forward from the current program.

- 4.2.5 In January 2020 the ILE Policy board increased fees and charges in relation to roads and infrastructure related services. The increased charges were designed to ensure there was a fiscal incentive to utility companies and contractors working on our road network, as it would be to their financial benefit to carry out work in Renfrewshire in a timely fashion, minimising disruption to road users and communities in Renfrewshire. Appendix 1 to this report sets out the new fees proposed for the financial year 2023/2024 for road related fees and charges.

4.3 Winter Maintenance

To the 27 February 2023, the Winter Maintenance program has used a cumulative total of 3,823 tons of salt gritting Renfrewshire roads. The service has gritted primary network

routes 79 times and our secondary network on 20 occasions. Grit bin stocks continue to be replenished as and when required.

4.4 **#YouDecide**

The successful #YouDecide projects were announced at an event held at the start of February. The event was well attended with over 90 people from communities across Renfrewshire. Following the announcement, officers have attended each Local Partnership meeting to give an update on progress and advise on next steps.

4.5 **20mph Zones**

The Council is progressing its plans for the roll out of 20mph zones across Renfrewshire. This work is being carried out over two phases.

4.5.1 The first phase is the conversion of previous advisory 20mph zones to permanent mandatory 20mph zones. The Traffic Regulation Order has been put through its 1st phase consultation and will be due to go to 2nd stage consultation by the end of March 2023.

4.5.2 Transport Scotland have also provided funding for Council's to assess their remaining road network for other areas that may be suitable for 20mph zones, and this work is progressing well. The Council has to return the information back to Transport Scotland by the end of March 2023 to allow an overall national position to be reviewed prior to moving forward with implementation plans.

4.6 **Active Travel & Infrastructure Improvement Update**

Renfrewshire Council Environment & Infrastructure have been awarded £1,485,000 SPT Capital funding for 2023/24 for bus corridor improvements, traffic signal upgrades, new pedestrian crossing installations, Paisley to Renfrew active travel route, Linburn Road bus turning circle construction and Milliken Park Rail Station drop off / pick up zone design.

4.7 Renfrewshire Council and City Deal Teams applied to Transport Scotland's Active Travel Transformation Fund on Friday 27 January. The application covered a range of Capital Infrastructure funding for construction ready projects in 2023/24 including Clyde Waterfront River Regeneration, AIMDS South Gallowhill link to existing Paisley to Renfrew active travel route and Erskine (Red Smiddy to Southholm roundabouts) active travel links.

4.8 Environment & Infrastructure have been working with Peel Ports maritime group, Siemens, Scottish Power and haulage contractors to facilitate the safe transportation of long trailer with a new 300 Ton electrical transformer from King George V Docks near Braehead to the Scottish Power substation in Gleniffer Braes, this is scheduled for 21 March 2023. To allow safe use of the road network there are planned activities with Police Scotland including the temporary removal of traffic lights and street furniture on the route of Grahamston Road, Caplethill Road, Glenburn Road and Gleniffer Road. These will be reinstated once the safe transportation has been completed.

5. Parks Investment

- 5.1 The complete renewal of the Elm Drive & Sycamore Avenue play area in Johnstone was successfully completed at the end of February 2023 and reopened to the public.
- 5.2 Refurbishment of the play equipment and safer surface at Moss Road Park in Bridge of Weir was completed on schedule in January 2023.
- 5.3 Further planned refurbishment of Howwood Park Toddler / Junior, Houston Public Park and Inchinnan Playing Field play areas will advance to the Procurement phase in late March / April 2023 with the works anticipated in early summer.
- 5.4 A joint bid from the Council, working in partnership with OneRen, has been submitted for the funding of refurbishment of two sets of tennis courts within Renfrewshire. The Lawn Tennis Association have agreed to the bids for Robertson Park and Brodie Park in principle, with a third bid for Johnstone being considered in the next tranche. The bids approval will be subject to formal internal approvals to ensure that the courts are transferred to the One Ren portfolio to manage.

6. Climate Change

6.1 Electric Vehicle Charge Points

Installation of Electric Vehicle Chargers, providing 18 EV charging bays, have been completed at Gallowhill Community Centre, Hunterhill Community Centre, Hawkhead Road, Williamsburgh Court, Arkleston Road and Barochan Road Children's Homes. Works have been fully funded by Energy Savings Trust for Fleet Charging Infrastructure.

6.2 Electric Vehicle Charging Infrastructure Study

Renfrewshire Council have been awarded £60,000 and partnered up with Glasgow City Region partners to establish a regional feasibility study on the future EV charging requirements over the next 5-10 years. The interim report concluded in February 2023 providing projected numbers of EV Chargers required and the associated costs. This report will be submitted to Transport Scotland for future funding.

6.3 Biodiversity

Engagement on the next phase of Biodiversity sites was completed in January 2023. Following the engagement, storyboards have been enhanced to reflect feedback.

- 6.4 Preparation of the wildflower corridors / areas has commenced and will continue throughout April; this involves treating the grasses and pervasive weeds which out compete the wildflowers. Following these works, seeding will commence when the ambient temperature rises, which is expected to be early May.

- 6.5 For ease of reference for Elected Members, the next tranche of sites as agreed through the Climate Change Board are at the following locations with a link to the storyboard ([Biodiversity link](#)):

- 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 member numbers and engagement levels continue to steadily grow, there are currently 4,168 group members. Volunteers, previously unknown to one another, are meeting through the group to join forces in clearing large open spaces. In February, 65 bags of litter and some flytipping were removed from Lawn Street Car Park by 5 volunteers. This resulted in the land being secured to prevent further litter and flytipping, as well as a donation of £500 to Renfrewshire Food Bank from the private landowner who is working in partnership with Renfrewshire Council to regenerate the site.
- 7.2 The Environmental Taskforce have had a focus on creating connections with local Housing Associations, ensuring the responsibility and limitations of each organisation are understood and the appropriate contacts are identified. The Housing Associations have further raised awareness of the partnership, the Environmental Taskforce, and the issues of flytipping, through their social media.
- 7.3 Meetings have further taken place with 4 private landowners who cleared their land of flytipping as instructed, and have installed, or are installing, measures on site to prevent further instances.
- 7.4 As well as daily patrols to local hotspots, the Taskforce have invested in a suite of CCTV cameras to deter and detect flytipping. Overt cameras, already onsite, offer automatic number plate recognition, zoom high resolution images up to 150 metres, 360 view and stream to laptops and mobile phones. These have proven an effective deterrent in large open spaces prone to heavy flytipping from commercial organisations. Smaller cameras have been deployed to deter/detect flytipping at garages, lockups and residential areas. Investigations are ongoing to establish an appropriate solution for rural roads with no power source. The Taskforce are working alongside one mobile phone provider to trial a suitable solution.
- 7.5 The Taskforce has met with one of the Procurator Fiscal's at Paisley Sheriff Court and Scotland's Environmental & Wildlife Procurator Fiscal who have both been updated on the creation of the Taskforce and its role. SEPA are further aware of the Taskforce and have been providing guidance and support.

*Figures below detail work from the period 1 December 2022 to 31 January 2023

Action	
Proactive visits to identified hotspot areas	226
Number of reports investigated	292
Tonnes of flytipping removed	42
Number of sites secured to prevent further flytipping	4
Letters to private landowners	14
Visits to businesses to ensure Waste Disposal Arrangements in place	23

8. Waste and Recycling Services

- 8.1 New skips, compactors and roller packers purchased using the award from the Recycling Improvement Fund (RIF) have been delivered to the HWRC sites, these will be operational by the end of March. The new equipment will allow us to remove soil and turf and hard plastics from the mixed waste, also they will provide us with additional capacity for cardboard. In addition, we have implemented the recycling of paint across all sites. All of these will bring an enhanced offering to residents and allow them to recycle more material on-site increasing the quantity & quality of the material and reduce the cost of extracting it from the mixed waste. The site staff will be on hand to advise site users of the correct location for each material.
- 8.2 The Council agreed to introduce a garden waste permit scheme. Implementation planning is underway and this will be supported by a full communications campaign. Drop-in elected member awareness sessions will be arranged in due course.
- 8.3 The Council currently provides a free waste collection and disposal service to around 75 churches across Renfrewshire and from 100 charities as part of the Council's commercial waste service. This service provision varies greatly from weekly uplifts of a 240l bin to multiple uplifts of bins up to the 1280l capacity. The Council currently levies no charge on churches or charities for collecting their waste.
- 8.4 Under the Waste Scotland Regulations, Councils are obliged to provide churches with a free waste collection service in the same way they do for the majority of household collections. Under the Waste Scotland Regulations, Council are allowed to charge for collection of charities waste, but not the processing of their waste.
- 8.5 The Council propose to provide churches with a free household collection and disposal services where the general waste bin is collected every 3 weeks and the recycle bins are collected every 4 weeks. If churches generate food waste this will be collected fortnightly and if garden waste is generated by a church, the church can choose to participate in the garden permit scheme. Where a church wishes to receive a more frequent service and/ or a larger volume of waste collected, the church will be offered this commercial service on the same basis it is proposed for charities as set out in the next paragraph
- 8.6 A charge levied at 55% of the commercial waste charge, is proposed for charities collections, on the basis that we will be charging for collection only. The cost will reflect

the volume and frequency of waste collections undertaken, this will be effective from 1 April 2023.

8.7 The Council's waste advisors will work with churches and charities to support the new arrangements over the coming months. It is expected following review of existing arrangements there will be opportunities to increase the recycling that is presented by both churches and charities as part of these service changes.

8.8 Following World Mental Health Day, the waste services team have been raising awareness and highlighting Cervical Cancer Prevention Week which took place from 23–29 February. Scotland have on average 1,700 cases per year, many of which could be prevented by knowing how to protect yourself. Most people think cervical cancer can only affect woman. The campaign has raised awareness throughout the Waste Services team that Human Papillomavirus (HPV) infection can infect both men and woman.

9. Street Scene

9.1 The grass cutting season commences on 27 March 2023 with the details of the program available on the Council webpage for the public to access the information. The recruitment of seasonal staff to assist in the grass cutting has been completed.

9.2 A focused winter maintenance program was carried out during January, February and will continue throughout March to enhance the appearance of the cemeteries. This involved removal of excess detritus, scrapping paths & kerbs, edging grass areas, and cutting back shrubbery.

9.3 Following the motion to Council regarding grass-cutting in cemeteries and around war memorials, the Convener of the ILE board, with the relevant officers, have engaged with the mover and seconder. It was agreed that the new program of intense winter works mentioned in 9.2 was extended to all 9 cemeteries ensuring that they all had a focused winter maintenance programme, prior to the start of the grass cutting season and continue to cut and leave the grass on the 14-day schedule.

9.4 Memorial Safety Inspections continue and are expected to be completed by June 2023. 85% of initial inspections have been complete. A program of annual re-inspections has commenced on memorials identified as requiring to be monitored at the initial inspection.

9.5 To date the Council has inspected 21,305 headstones of these 1,571 were carefully laid flat or barriered off as they were deemed to be in an unsafe condition. A further 5,047 headstones were issued with an advisory notice advising lair holders that they will require some future work to ensure that the headstone remains safe. There have been 28 public/elected member enquiries in relation to headstones that were laid flat since the project began in early 2020.

10. Glyphosate

10.1 Following the Council decision last September, StreetScene trialed a few different weed control methods over the course of the 2022 growing season, this included the use of hot foam, chemical products, and manual methods.

- 10.2 The hot foam machine relied on a diesel boiler to heat up the water and adds to the CO₂ emissions produced. The machine was very slow, difficult to maneuver and not suitable for many areas with trailing hoses and trip hazards. The solution was deemed poor for effective weed control.
- 10.3 The chemical alternative was also deemed ineffective, having only a short duration impact on weed control and secondary intervention was required to control growth with additional strimming / scrapping and respraying. In particular, it was ineffective at controlling weed growth on school pitches. Following this trial, the service proposes using glyphosate on school grounds. Any treatments will be undertaken during school holiday times when there are no children or adults present within the school grounds.
- 10.4 StreetScene reverted to increased manual strimming and scrapping to address the weed growth and whilst this removes the heads, concerns remain this is not killing into the roots and increased root growth will continue with potential damage to surfaces (break up of assets). Strimming and scraping to control weed growth is slow and very expensive, with additional short-term funding being allocated to this area for 2022/23 to deliver the change that will need to continue.

11. Clyde Muirshiel

- 11.1 In preparation of the busier summer season, winter maintenance has continued at Clyde Muirshiel and Castle Semple Country Parks. Staff, with the help of volunteers, have been working on paths at The Maze, removing sitka at Muirshiel and Rhododendron at Parkhill. Camera traps have been placed in Parkhill to confirm presence of Badgers before forthcoming clearance of larger rhododendron areas.
- 11.2 Countryside Rangers continue regular sessions with schools, community network activities, talks to local communities and Duke of Edinburgh youth groups. The sowing of yellow rattle to improve biodiversity at Lochwinnoch meadow has been done in partnership with local youth groups.
- 11.3 Outdoor Activity staff have remained busy with groups throughout winter along with equipment servicing in readiness for a busy 2023. Demand for outdoor activity experiences remains very high. 2023 is nearly full, booking requests are already being received for 2024 and 2025.
- 11.4 The café and gift shop (CSCP) are fully accessible and will continue to operate 'winter hours' (10am to 4pm) until the end of March. 'Summer hours' (10am to 5pm) begin in April. The cafe has been supporting various 'Warm Spaces' activities, Men's Shed and community events including the ever-popular Renfrewshire Walking Network, 'Tartan Walk', led by a Countryside Ranger.

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: January 2020 – Fee's & Charges Report

Author: Gordon McNeil, Director of Environment & Infrastructure
e-mail: gordon.mcneil@renfrewshire.gov.uk

Appendix 1 – Roads & Infrastructure Fees & Charges

Roads & Infrastructure Charges	Current Charges	New Charges
	April 2022 - March 2023	Apr 2023
Road Opening Permit - First week of opening	£315.20	£400
Road Opening Permit – First week of opening, arterial road	£682.90	£800
Road Opening Permit - Charge for each additional week or part week thereafter	£367.75	£550
Road Opening Permit – Charge for each additional week or part week thereafter, arterial road	£735.40	£880
Portable traffic light permits	£137	£200
Road Occupation Permit	£157.60	£250
Footway crossing permits and works	£105.10	£230
Skip permits	£52.55	£130
TTRO's	£303	£550
TTRO's Short Term Notices	£70	£350



To: Infrastructure, Land and Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Renfrewshire Allotments Annual Report 2022

1. Summary

- 1.1 The purpose of this report is to advise the Infrastructure, Land and Environment Board of the Council's Allotments Annual Report for 2022. The report has been prepared in accordance with the Council's statutory duties under Section 121 of the Community Empowerment (Scotland) Act 2015.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Approves the Renfrewshire Annual Allotments Report 2022.
 - (ii) Notes that, subject to Board approval, the report will be published on the Renfrewshire Council website in accordance with statutory requirements.
-

3. Background

- 3.1. The Community Empowerment (Scotland) Act 2015 (Part 9) relates to allotments and encourages Councils to support the development of allotments and community growing spaces, recognising their contribution to health and well-being, sustainable local food production and community empowerment.
- 3.2. The Council has a statutory duty to provide allotments under the provisions of the Act and a number of associated duties, including the requirement for the publication of an annual allotments report. The report for 2021 was approved by the Board on 25 March 2022.

4. Renfrewshire Annual Allotment Report 2022

- 4.1. The report provides a summary of allotment provision in Renfrewshire over 2022, in accordance with the specific measures set out in Section 121 of the Community Empowerment (Scotland) Act 2015.
- 4.2. The Act requires the Council to establish and maintain a list of all persons who request an allotment. Renfrewshire Council has six Allotment/Growing Ground Associations who lease and occupy Council land as set out in the table below. The sites had a total of 351 individual growing plots and 123 people awaiting allocation of an allotment or growing plot as reported by the six relevant growing groups in December 2022.

Table 1 Renfrewshire allotment sites and associations

Allotment Site	Association
Brediland Allotments, Paisley	Brediland Allotments Association
Grow in Glenburn, Glenfield Road, Paisley	Grow in Glenburn
West End Allotments, Paisley	Paisley West End Allotments Association
Sanctuary Gardens, Paisley	West End Growing Grounds Association
Broadloan Gardens, Renfrew	Renfrew Association of Growers & Gardeners
Erskine Community Allotments	Erskine Community Allotments Association

- 4.3. The number of those awaiting allotments has risen by 3 since the end of 2021 but the total remains below the statutory 50% ratio between waiting lists and plot numbers across Renfrewshire which would require the Council to consider additional allotment provision under Section 112 of the Act. It is however intended to engage with local communities about localised imbalances between supply and demand where these have been identified.
- 4.4. Continuing progress has been made in addressing the Council's additional statutory duties under the Act during 2022. This has included supporting the development of new growing initiatives, identifying opportunities for new groups, encouraging existing groups to promote community food growing and seeking new occupiers for recently vacated growing sites.
- 4.5. In particular the report highlights good progress in respect of new growing provision and the support of new groups, with outcomes including:-
- Development of proposals to create a new growing space in Ferguslie Park, Paisley in partnership with a local community group, with funding secured and delivery anticipated in spring 2023;

- Discussions with a number of community growing groups to consider the development of proposals for additional or new growing provision at Erskine, Renfrew, Johnstone and Paisley, with the potential for further work based around community support;
- 4.6 The Allotments Annual Report also considers the continuing after-effects of the Covid pandemic over the last year, recognising that it is taking groups some time to return to full capacity, particularly in terms of volunteer inputs.
- 4.7 Renfrewshire Council provided £161,942 financial support for growing grounds projects led by local communities during 2022, from four main sources: the Community Empowerment Fund, the Green Spaces, Parks and Play Parks and Villages Investment Fund, the Community Climate Fund and from Local Partnerships.
- 4.8 The Council will continue to support local Allotment and Growing Ground Associations in the delivery of growing opportunities through the Renfrewshire Growing Grounds Forum and annual updates will be reported to the Board as appropriate, in accordance with statutory requirements.
-

Implications of the Report

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

Creating a sustainable Renfrewshire for all to enjoy – The Annual Allotments Report 2022 sets out how the Council is progressing statutory duties in relation to allotments, supporting opportunities for local food growing, developing our outdoor spaces and contributing to healthier lifestyles.

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** – None.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – None.
 13. **Climate Risk** - Community food growing contributes positively to Renfrewshire Council's Plan for Net Zero, particularly through lower levels of CO₂ emissions because of reduced "food miles".
-

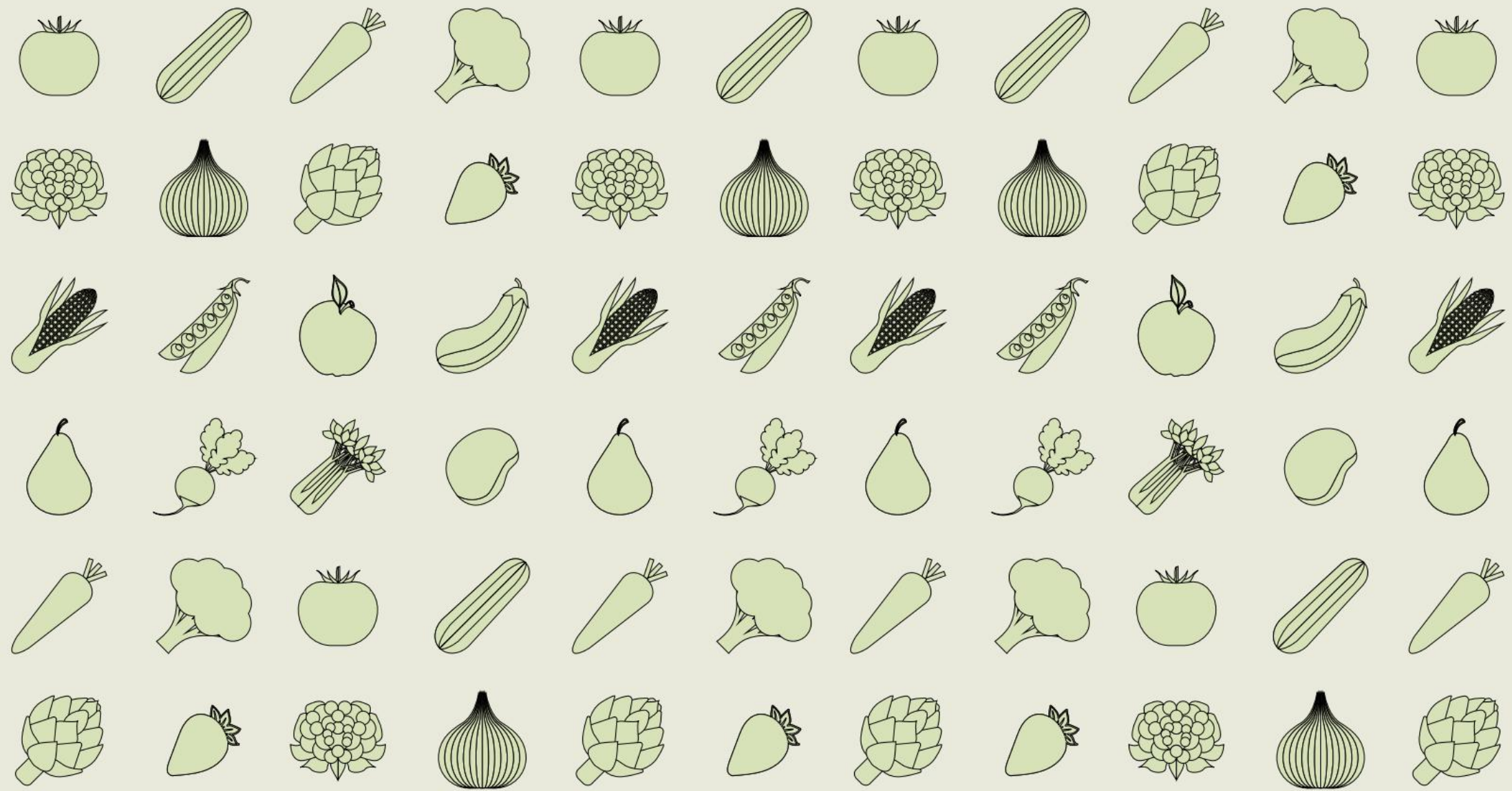
Appendices

1. Renfrewshire Annual Allotments Report 2022

List of Background Papers

- (a) Housing, Community and Planning Board 20 January 2020 - Renfrewshire Food Growing Strategy 2020-25
 - (b) Infrastructure, Land and Environment Board 25 March 2022 – Allotments Annual Report 2021
-

Author: *Euan Shearer, Regeneration and Place Manager*



Renfrewshire Council

Allotments Annual Report 2022





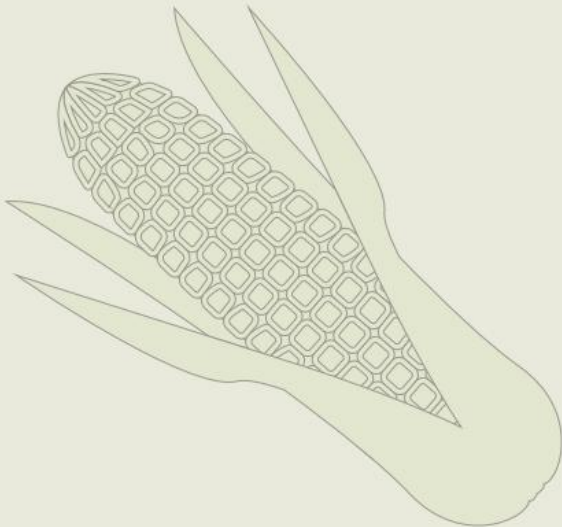
Contents

Introduction	3
Provision of Allotments in Renfrewshire	4
The Renfrewshire Food Growing Strategy 2020-25	5
Annual Reporting Measures	6
Community Growing – Emerging from the Covid-19 Pandemic	7
Renfrewshire Growing Grounds Forum – 2022 Activities	8
Funding for Community Projects	9
Summary of Key Issues	10
APPENDIX 1	11
APPENDIX 2	14

Introduction

Part 9 of the Community Empowerment (Scotland) Act 2015, covering provisions relating to allotments, came into force on 1 April 2018. The Act encourages Local Authorities to support the development of allotments and community growing spaces, recognising their contribution to health and well-being, environmental sustainability, and community empowerment.

The Council has a statutory duty to provide allotments under the provisions of the Act and a number of associated duties which have required the introduction of new procedures to ensure compliance with the legislation. This includes a requirement for the Council to prepare and publish an annual allotments report for Renfrewshire.



Provision of Allotments in Renfrewshire

The Act defines an **allotment** as land owned or leased by the local authority and used, at least mainly, for growing vegetables, fruit, herbs or flowers, but without a view to making a profit. An **allotment site** is land consisting wholly or partly of allotments and includes other land, which is owned or leased by the local authority, which may be used in connection with the use of the allotments.

The Act allows allotments to be 250 m² in size, but also allows the flexibility to provide varied plot sizes to reflect local demand.

Renfrewshire Council has six Allotment / Growing Ground Associations who lease and occupy Council land, as summarised below:

Allotment Site	Association
Brediland Allotments, Paisley	Brediland Allotments Association
Grow in Glenburn, Glenfield Road, Paisley	Grow in Glenburn
West End Allotments, Paisley	West End Allotments Association
Sanctuary Gardens, Paisley	West End Growing Grounds Association
Broadloan Gardens, Renfrew	Renfrew Association of Growers & Gardeners
Erskine Community Allotments, Erskine	Erskine Community Allotments Association

The Chief Executive's Service are the main point of contact for all six sites through the Economy & Development Team, but Renfrewshire Council does not directly manage any of the allotment sites. All aspects of the management, allocation and maintenance of the allotments are the responsibility of the respective Allotment Associations and their tenants.

The Associations are responsible for the day-to-day management of the sites, such as managing the tenancies, accounts, and creating and governing their rules and regulations. They also set the plot rents, which must be "fair" taking account of site variables such as the services provided and the cost of providing these services. The current rent payable for plots in Renfrewshire ranges from £10 - £30 per annum, depending upon the plot size.

At present, the sites have a combined total of 351 individual allotments or allotment plots, and the Council is aware of an aggregate total of 123 people awaiting allocation of an allotment, or allotment plot. This is a slight increase from the previous annual report total of 120 and remains below the statutory 50% ratio between waiting lists and plot numbers across Renfrewshire, the threshold which would require the Council to consider a new Allotment provision.

The legislation requires the Council to keep a waiting list and take reasonable steps to identify new allotment sites if demand increases and waiting lists become longer. Most of the existing sites are fully occupied with waiting lists and, as a result, the Council is currently working with local Associations and other community groups to promote and improve the provision of growing grounds in Renfrewshire to meet local demand. This includes the subdivision of plots and provision of raised beds, plus other measures to widen pathways and improve the accessibility to gardening opportunities for disabled people.

The Renfrewshire Food Growing Strategy 2020-25

The Council's Communities, Housing and Planning Policy Board approved the Renfrewshire Food Growing Strategy 2020-25 on 20 January 2020. The Strategy provides a framework to assist in increasing the quantity and quality of growing opportunities in Renfrewshire, as well as setting out how the Council will deliver its statutory duties for allotments and growing grounds over the five-year period.

The strategy recognises the various local and national drivers that seek to improve the quality and quantity of growing grounds and sets out how these outcomes would be delivered in partnership with relevant stakeholders.

Reflecting this partnership approach the document lists a total of 27 community growing spaces in Renfrewshire, many of which have been developed as a result of collaborative working with community groups, the Council and Renfrewshire Health and Social Care Partnership, who jointly manage the Renfrewshire Growing Grounds Forum.

The strategy can be viewed on the Council's website at the following address:-

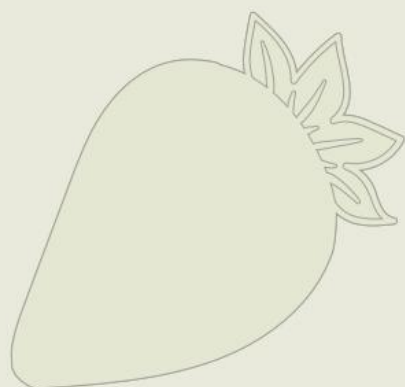
<https://www.renfrewshire.gov.uk/article/10464/Community-Growing>



Annual Reporting Measures

Part 9, Section 121 of the Community Empowerment (Scotland) Act 2015 sets out the following specific measures that are to be included in the Allotments Annual report:

The annual measures for 2022 are summarised in table 3 on page 11.



Item	Requirement
A	The location and size of each allotment site.
B	The number of allotments on each allotment site.
C	Where the whole of an allotment site is leased from the authority by one person, the proportion of land on the allotment site (excluding any other land owned or leased by the authority that may be used by tenants of allotments in connection with their use of allotments) that is not subleased from the tenant of the allotment site.
D	Where allotments on an allotment site are leased from the authority by more than one person, the proportion of land on the allotment site (excluding any other land owned or leased by the authority that may be used by tenants of allotments in connection with their use of allotments) that is not leased from the authority.
E	Where an allotment site is leased by the local authority (i) the period of the lease of each allotment site, and (ii) the rent payable under the lease by the authority.
F	The period of any lease between the authority and the tenant of an allotment site.
G	The rent payable under any lease between the authority and the tenant of an allotment site.
H	The rent payable for each allotment in the area of the authority.
I	How, in the opinion of the authority, such rents are decided by reference to the method of determining fair rent provided for in the regulations provided.
J	The number of persons entered in the waiting list on the final day of the reporting year to which the report relates.
K	The number of persons mentioned in paragraph (j) who, on the final day of the reporting year to which the report relates, have been entered in the list for a continuous period of more than 5 years.
L	The steps taken by the authority to comply with the duty to provide allotments.
M	Reasons for any failure to comply with that duty.
N	The number of allotments on each allotment site that are accessible by a disabled person.
O	The number of allotments on each allotment site adjusted by the authority during the reporting year to meet the needs of a tenant who is a disabled person.
P	The number of persons entered in the waiting list whose request included information about their needs on disability grounds re access, and possible adjustments, to an allotment site or allotment..
Q	The income received, and expenditure incurred, by the authority in connection with allotment sites; and
R	such other information as may be prescribed.

Table 2: Annual Reporting Measures



Community Growing – Emerging from the Covid-19 Pandemic

While most health restrictions associated with Covid-19 had been withdrawn or relaxed by 2022, local community food growing groups and allotment associations have slowly emerged from the pandemic into a period of consolidation, with long term effects still unclear.

Funding and awareness raising open days restarted and proved to be very popular, but the significant increases in waiting lists during 2020 and 2021 slowed and the numbers of those actively involved in running of allotment and community growing spaces reduced as other leisure activities opened.

The sharp rise in demand and the cost of materials such as timber and topsoil has also led to some planned site improvements and management works being delayed.



Renfrewshire Growing Grounds Forum – 2022 Activities

The Council has continued to provide support and guidance to local groups and allotment associations through the Renfrewshire Growing Grounds Forum. One online meeting and one site meeting of the Forum were held in 2022 and enabled the sharing of information, provision of advice on statutory guidance and assistance to local growing organisations.

These efforts supported the following outcomes:-

- Development of proposals to create new growing provision in Ferguslie Park, Paisley in partnership with a local community group, with funding secured and delivery anticipated in 2023;
- Discussions with local groups to consider the development of proposals for new growing provision at Erskine, Renfrew, Paisley and Johnstone, with the potential for further work based around community support;
- Renfrew Association of Growers and Gardeners (RAGG) reinstated its programme of family events at its Broadloan Gardens site, partly to recruit new members but also as part of its ongoing community outreach function.
- Paisley Florist Society Gardening Club participated at the Paisley Food and Drink Festival, focusing on edible flowers, growing in small spaces and container gardening. The Club was also able to resume its programme of indoor evening meetings and to hold its Annual Show at Paisley Cathedral.
- Participating Renfrewshire Growing Grounds Forum groups took the opportunity for informal peer-to-peer education by attending an outdoor meeting at Broadholm Gardens in April.
- Efforts continued to identify and secure new occupants for unused community garden sites at Glenburn (Paisley) and Linwood.



Funding for Community Projects

Although the Council does not manage allotment sites and allotment plots directly, it does offer sources of funding for independent groups to develop, build and run their own provision. These include:-

- A Community Empowerment Fund (CEF) of £1.5 million which aims to support and develop community organisations with a specific focus on assisting those organisations that wish to acquire and develop a community asset.
- A Green Spaces, Parks and Play Areas and Villages Investment Fund of £1.87 million to develop, improve and use their local green spaces - including allotments, growing grounds and community garden projects.
- Supporting delivery of the Council's Plan for Net Zero, a Community Climate Action Fund of £50,000 provided small scale grants to community organisations to develop local green projects. Half of the successful projects included strong elements of community growing.
- Local Partnerships can also provide funding where the community representatives have identified green space improvements as a local priority.

After a two-year hiatus during the Covid-19 Pandemic, in 2022 these sources attracted the interest of allotment associations and community gardening groups as they started to rebuild their activities. In total £161,942 was awarded to community initiatives from these four funding strands and these are summarised in appendix 1.



Summary of Key Issues in 2022



The total area of the six allotment sites owned by the Council and leased to Allotment / Growing Ground Associations extends to 3.3 Ha, or thereby.



There are 351 allotment plots (including raised beds). In 2022 the number of plots remained the same as in the previous year.



The standard plot size of 250 m² (as defined in legislation) does not represent the nature of local demand for growing spaces in Renfrewshire



There were 123 people on the combined waiting list at the end of 2022, a marginal increase from 2021's figure of 120. No individual or group had been on the waiting list for five years or longer.



The Council is below the statutory 50% ratio between waiting lists and plot numbers across Renfrewshire, which would require the Council to consider a new Allotment provision.



Plot rents are fair and vary from £10 per annum for a small plot, to £30 per annum for a large plot. The rents are decided by the local Allotment Association.



The Renfrewshire Food Growing Strategy 2020-25 references a total of 27 community growing spaces in Renfrewshire and sets out how the Council aims to improve the quality and quantity of growing grounds in partnership with relevant stakeholders.



Financial support remained available to community groups and allotment associations to develop and improve growing grounds in Renfrewshire through the Community Empowerment Fund, Green Spaces, Parks and Play Parks and Villages Investment Fund, Climate Action Fund and in some cases, Local Area Partnerships which have identified open space enhancements as a local priority for support.



Appendix 1 - Table 3: Renfrewshire Council Allotments Annual Report 2021 - Summary

Item	Information required	Allotment Sites					
		Brediland Allotments	Broadloan Gardens	Erskine Community Allotments	Grow in Glenburn	Sanctuary Garden	West End Allotments
A i	Site location	Cardell Drive, Paisley	Broadloan, Renfrew	Barwood Road, Erskine	Glen Park, Glenfield Rd, Paisley	Underwood Rd, Paisley	Douglas Street Paisley
A ii	Site size	0.9 ha	0.4 ha	0.9 ha	0.4 ha	0.3 ha	0.4 ha
B	Number of plots	63 (plus 8 outside boxes not included in total)	65	44	44 (comprising 23 plots at 5x5m, 5 plots at 2x2m and 16 raised beds)	112 (plus 4 polytunnel beds not included in the total)	23
C	Percentage of the site not subleased	17% (doocots)	0%	0%	21% (habitat)	18% (car park)	6% (tyre store)
D	No. of Plots let directly to growers(Nil)	N/A	N/A	N/A	N/A	N/A	N/A
E	Sites leased by the Council (Nil)	N/A	N/A	N/A	N/A	N/A	N/A
F	Lease period to association	Annual	20 years	Not in place. Group applying for Community Asset Transfer	10 years	11 months, then Annual	Annual
G	Rent payable to Renfrewshire Council (RC)	£1 if asked	£1 if asked	£1 if asked	£1 if asked	£1 if asked	£1 if asked

Table 3: Renfrewshire Council Allotments Annual Report 2021 - Summary Continued

Item	Information required	Allotment Sites					
		Brediland Allotments	Broadloan Gardens	Erskine Community Allotments	Grow in Glenburn	Sanctuary Garden	West End Allotments
H	Plot rents (£)	Large: £25 Med: £20 Small: £15	Large: £30 Small: £25 "Starter": £12.50 Community groups: £0 (5 groups had plots)	£20 full plot; £10 half plot	£25 per plot £12.50 per raised bed	£30 for double raised bed plot. Group rate £34 for double raised bed. (Polytunnel beds £15)	Large: £20 Small: £10
I	How rents are decided	Assoc. AGM	Assoc. AGM	Assoc. AGM	Assoc. AGM	Assoc. AGM	Assoc. AGM
J	Waiting list numbers RC list: 29 Total: 120 (as at 07.10.21).	18	4	60	2	2	2
K	No. of people on waiting list for 5 or more years	Nil	Nil	Nil	Nil	Nil	Nil
L	Steps taken by Council to reduce waiting lists	Nil	Nil	Expansion area being discussed.	Nil	Nil	Nil
M	Reasons for failure to comply with (I) above.	Limited opportunities to expand at site	Limited opportunities to expand at site	Design and statutory consents	Limited opportunities to expand at site	Limited opportunities to expand at site	Limited opportunities to expand at site
N	No. plots accessible to a disabled person	N/A. (4 members class themselves as disabled)	N/A. (3 members identify themselves as disabled)	N/A. (2 disabled groups with a plot each)	N/A. (6 new raised beds constructed in 2021 to replace existing decaying beds)	N/A. (currently 2 disabled members)	N/A

Table 3: Renfrewshire Council Allotments Annual Report 2021 - Summary Continued

Item	Information required	Allotment Sites					
		Brediland Allotments	Broadloan Gardens	Erskine Community Allotments	Grow in Glenburn	Sanctuary Garden	West End Allotments
O	No. plots adjusted by RC to meet needs of disabled persons	No new initiatives	No new initiatives	No new initiatives	No new initiatives	Nil but WEGGA installed a toilet suitable for disabled people in 2021	No new initiatives
P	No. people applying for adapted plot or for adjustment to existing	Nil	Nil	Nil	Nil	Nil	Nil
Q	i) Income received: ii) Expenditure incurred (by the Council).	£1	£1	£1	£1	£1	£1
		£Nil	£Nil	£Nil	£Nil	£Nil	£Nil
R	AOB prescribed by Scot Government	N/A	N/A	N/A	N/A	N/A	N/A

APPENDIX 2 - Renfrewshire Council Grant Awards 2022

Allotment Associations and Growing Ground Associations

Renfrewshire Council made funding awards of £161,942 to community projects involving significant elements of community food growing during 2022 from four main sources, as summarised below.

1 Community Empowerment Fund

Two applications in 2022 reached the stage at which groups sought approval for “development” grant support from the Communities and Housing Board.

Award	Receiving Organisation	Date	Purpose
£9,200	Lochwinnoch Community Development Trust	25th October 2022	Soil testing on the proposed Lochhead Community Garden site.
£7,720	Inchinnan Community Development Trust	25th October 2022	Support with legal fees relating to the CAT lease for India Tyres Playing Fields.

2 Green Spaces, Parks and Play Parks and Villages Investment Fund

This fund was drawing to a close during 2022, as the budget originally allocated in 2018 was almost fully committed. Awards of over £5,000 were approved via the Communities, Housing & Planning Policy Board, with the Director of Communities & Housing Services having delegated authority to approve smaller grants up to £5,000.

Fourteen applicants received grant awards to support community growing initiatives, as set out below.

Award	Receiving Organisation	Date	Purpose
£25,000	Lochwinnoch Community Development Trust	15th March 2022	Development of a community garden providing produce for the Community Larder, etc. within the Lochwinnoch Social Garden on previously vacant ground off Lochhead Avenue.
£4,973.10	Pachedu partnered with RAMH	7th June 2022	PACHEDU is a charity working with diverse minority ethnic groups, refugees, and asylum seekers. They have an interest in growing foods that are appropriate to their own cultures. They seek to teach and feed their community, as well as reconnect with nature and learn new skills.
£4,800	Bee Happy Houston	25th October 2022 (reported delegated decision)	Environmental enhancements across Houston, Craigends and Crosslee – to restock existing planters with appropriate winter shrubs and improve bedding with flowers, shrubbery and trees in open areas of the village.
£2,000	Cross Road Community Planting programme	25th October 2022 (reported delegated decision)	Procuring tools, PPE and bedding plants for newly constituted community group which had been focusing efforts in Maxwellton Sensory Gardens before tackling wider neighbourhood projects.
£600	West End Growing Grounds Association (WEGGA)	25th October 2022 (reported delegated decision)	New batteries for lawnmower and power tools, previously purchased with Greenspace Fund support.
£1,945	Brediland Allotments Association	Delegated authority	Entrance upgrade - repairs and improvements to entrance of allotment.
£4,999	Corseford Container, Tools and Planters	Delegated authority	Tool bank enabling community to maintain newly procured planters and vegetation.

2 Green Spaces, Parks and Play Parks and Villages Investment Fund Continued

Award	Receiving Organisation	Date	Purpose
£4,820	Ferguslie Community Garden	Delegated authority	New Community Garden.
£5,000	Pachedu	Delegated authority	Community Garden in RAMH.
£2,609	West End Growing Grounds (WEGGA)	Delegated authority	Maintenance Equipment: lawnmower/trimmer/tools to keep wider Sanctuary Gardens area neat and appealing.
£4,800	West End Growing Grounds (WEGGA)	Delegated authority	User Tools: provision of hand tools for community use.
£4,950	Bonnie Bishopton	Delegated authority	Planters throughout village maintained by community.
£800	Elderslie Community Council	Delegated authority	Village planting – beds and planters.
£4,050	Houston Community Council	Delegated authority	Creation of Community Meadow and planters.
£4,999	Howwood Woodlands and Wildlife	Delegated authority	Planters and improvements to green spaces.
£4,950	Inchinnan Planters (Brighter Inchinnan)	Delegated authority	Community Planters in village maintained locally.
£4,999	KIPcO Old Library Garden	Delegated authority	Community Garden created.
£1,950	Lochwinnoch Sustainable Community Garden	Delegated authority	Equipment to fund ongoing improvements.
£5,000	Lochwinnoch Community Development Trust	Delegated authority	Seed Funding - Social Garden Plans for large scale Community Social Garden.

3. Local Partnerships

In some cases, Local Partnerships have identified open space enhancements as a local priority for support, meaning that they are able to offer grants towards local community projects in the growing sector. Successful applications to Local Partnerships in 2022 were as follows:

Award	Receiving Organisation	Date	Purpose
£8,750 from the Renfrew Local Partnership	Patterson Park Allotments	15th June 2022	Security enhancement and fence replacement.
£3,100 from the Renfrew Local Partnership	Kirklandneuk Parent Council	15th June 2022	'Mon the weans, 'Mon the bees, 'Mon the Community – includes creating community growing area within the school grounds.
£3,100 from the Erskine, Inchinnan, Bishopton & Langbank Local Partnership	Inchinnan Community Council	16th June 2022	Inchinnan Village Planting Club planters and containers throughout the village.
£2,000 from Paisley North, West & Central Local Partnership	Renfrewshire Environmental Trust	21st June 2022	Spuds for Buddies (Phase 5).

In addition, Lochwinnoch Community Garden was awarded £2,200 from the Station Rise Developer Fund for raised beds and associated materials at the 14th June 2022 meeting of the Planning & Climate Change Policy Board.

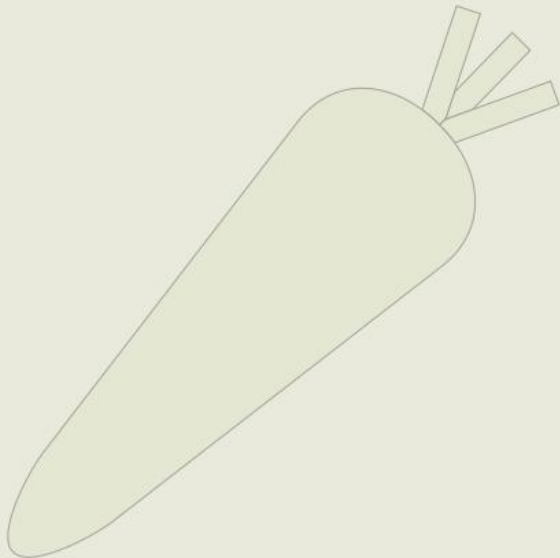
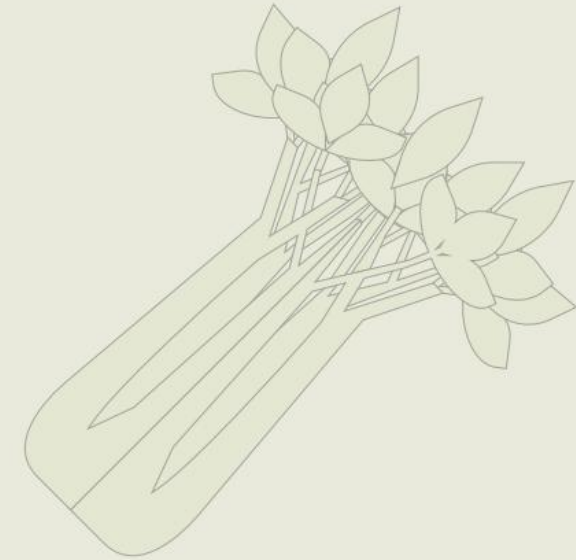
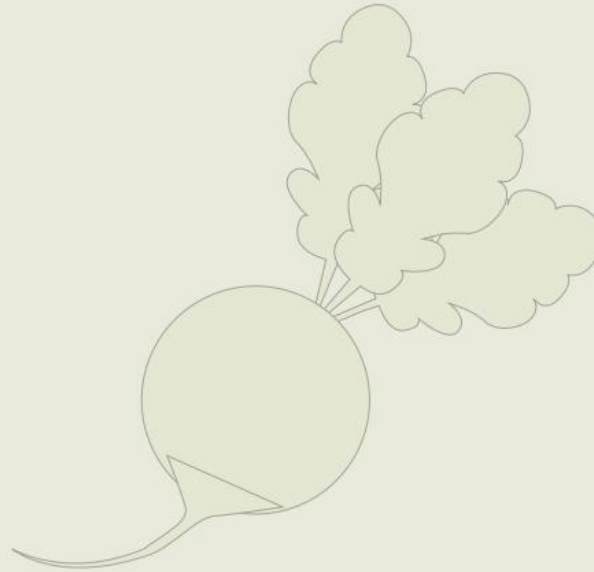
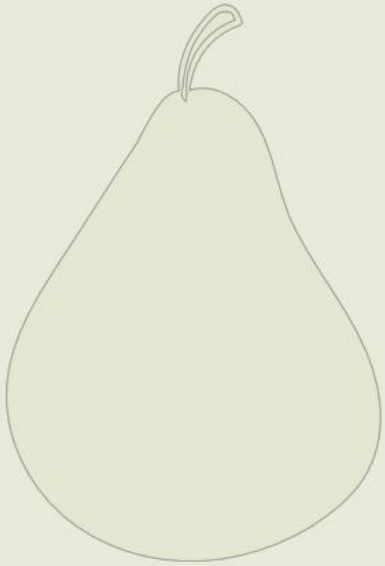
4. Community Climate Fund

Half (13) of the 26 awards made from the Community Climate Fund involved projects with significant elements of community food growing, as summarised below:

Award	Receiving Organisation	Date	Purpose
£1,000.00	Lochwinnoch Sustainable Community Garden	14th June 2022 report to Planning & Climate Change Policy Board	Rewilding Lochwinnoch: to improve biodiversity in the local area while creating an opportunity for community participation and outdoor education.
£3,000.00	24th Paisley Boys Brigade	14th June 2022 report to Planning & Climate Change Policy Board	24th Paisley BB Climate Challenge 2022: to reduce carbon footprint by reducing energy consumption through improved energy efficiency measures; learning to grow food for people and wildlife through turning over church lawns to wildflower meadow and edible garden to benefit nature, biodiversity and teach about local food growing.
£3,000.00	Kirklandneuk Primary School Parent Council	14th June 2022 report to Planning & Climate Change Policy Board	'Mon the Weans, 'Mon the Bees, 'Mon the Community!: to provide an outdoor space that allows pupils to express their feelings, learn, role play and channel their creative skills and provide the school and local community the opportunity to be involved in food growing and preparation (including food hygiene training) and opportunities to learn about creating a biodiversity area within the school grounds.
£3,000.00	Langbank Parent Partnership	14th June 2022 report to Planning & Climate Change Policy Board	LPS Community Garden - All the flowers of tomorrow are the seeds of today: to establish the garden as an extension to the outdoor classroom, where staff and pupils will learn about the environment, conservation, gardening, science and experience the natural world.
£2,855.00	The Good Shepherd Centre (GSC)	14th June 2022 report to Planning & Climate Change Policy Board	GSC Community Garden enhancements. The project will develop a 'food to fork' approach utilising GSC's garden to support GSC Young People's Climate Change Agenda. Working in partnership with Duke of Edinburgh Award, GSC School & Wellbeing Teams will add value by contributing horticultural skills and curriculum development to support young people's ambitions to drive to net zero.
£3,000.00	Local Energy Action Plan	14th June 2022 report to Planning & Climate Change Policy Board	Diggin' It Together: a food growing initiative supporting people in our area to grow their own food from their own homes, and in community spaces.

4. Community Climate Fund Continued

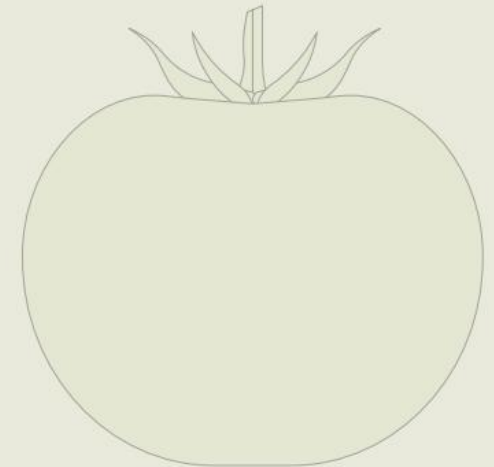
Award	Receiving Organisation	Date	Purpose
£2,220.00	Renfrewshire Rainbow Buddies	14th June 2022 report to Planning & Climate Change Policy Board	Renfrewshire Rainbow Buddies Little and Large Explorers: to enhance Johnstone Castle Community Centre garden along with exploring our local forestry area.
£2,000.00	Ferguslie Cricket Club	14th June 2022 report to Planning & Climate Change Policy Board	Climate Change Projects: to help sustainability and climate change through two key areas: 1. installation of LED lighting throughout our premises which will help reduce energy consumption and make the building more energy efficient 2. creation of a small garden area within our grounds for growing a variety of plants which will enhance and support biodiversity, insects and bees.
£2,871.00	Ferguslie Community Development Trust	14th June 2022 report to Planning & Climate Change Policy Board	F.C.D.T Sunshine On Ferguslie (Schools Project): environmental improvements to front gardens to help encourage interest and raise awareness in the local environment, coupled with opportunities to learn new gardening skills and access to new plants. The project will facilitate sessions to allow local people to get involved in the construction of garden planters and birdboxes, create community gardening clubs, raise awareness of the benefits of gardening and being outdoors and raise awareness of climate change through education.
£2,897.22	Williamsburgh Parent Council	14th June 2022 report to Planning & Climate Change Policy Board	Getting Williamsburgh Growing!: to support children of all ages to learn about growing our own food. As well as the obvious benefits from getting outside – planting and seeing the seeds grow and harvesting the fruits and vegetables – partnership working with appropriate organisations will support teachers by providing local food growing advice building capacity for both teachers and pupils. This project will lead to improvements not only for physical health and wellbeing through increased activity, but also for mental health.
£3,000.00	Bonnie Bishopton	14th June 2022 report to Planning & Climate Change Policy Board	Community Gardens at Community Centre: to regenerate neglected land creating two distinct themed community gardens using plants small trees and shrubs which will provide food, water and shelter for bees and butterflies all year round.
£3,000.00	Finding Your Feet (FYF)	14th June 2022 report to Planning & Climate Change Policy Board	FYF Charity Hub Garden: to reclaim an area of disused land and turn it into a garden and play area for all charities in the hub to use.
£2,985.60	Sculpture House Collective (CIC)	£3,000.00	Sculpture House Community Dye Garden: to explore the opportunities for developing a community Dye Garden on the grounds of the Sculpture House Collective expanding to satellite locations across the Ferguslie Park area. The greenspaces will be used to grow plants and trees that can be used for dyeing and printing textiles.



Chief Executive's Service
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

Tel: 0300 300 0144

E: strategyandplace@renfrewshire.gov.uk





To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: The Renfrewshire Council (Advanced Manufacturing Innovation District Scotland, South) Compulsory Purchase Order 2023

1. Summary

- 1.1 To submit details for land required to implement the Advanced Manufacturing Innovation District Scotland, South project (the "**Project**") and to be included in a Compulsory Purchase Order (CPO) to facilitate the proposed infrastructure development.
-

2. Recommendations

- 2.1 The Board is asked to approve the making of a Compulsory Purchase Order to acquire the titles and interests in the land (including leases and/or licences for periods in excess of 12 months and for the duration of the construction contract) shown on Plans "CPO Location Plan, Maps 1, 2, 3, 4, 5, 6, 7 and 8". The land identified on these Maps is required to implement this Project. A list of owners and interests currently identified is included in the AMIDS South CPO Land Schedule attached. The anticipated duration of the construction contract is 18 to 24 months.
- 2.2 Note that discussions will continue with all affected owners concurrently with the publication of the Compulsory Purchase Order and compensation will be negotiated with each owner as appropriate and in accordance with CPO legislation.
- 2.3 Note that there may be minor modifications to the land to be acquired if there are changes in ownership and/or voluntary acquisitions or otherwise.

Only the land required for the satisfactory completion of the Project will be included in the CPO.

3. **Background**

- 3.1 Scottish Ministers encourage authorities to recognise that in some cases acquiring all interests by agreement will not be possible or practicable in a reasonable time or at a reasonable cost. Ministers encourage authorities to use CPO proactively and positively to promote sustainable economic growth, improve the quality of life and bring real benefits to Scotland's Communities.
- 3.2 The Advanced Manufacturing Innovation District Scotland South (AMIDS South) project comprises a new transport link from Paisley town centre to AMIDS and Glasgow Airport, together with a new link from Shortroods to Renfrew Road, crossing the White Cart via a new bridge. The Project includes cycling, walking and vehicle infrastructure as well as sustainable drainage and landscape works.
- 3.3 The Leadership Board approved the Outline Business Case (OBC) for the Advanced Manufacturing Innovation District Scotland South (AMIDS South) on 16th June 2021.
- 3.4 A Planning Application was submitted to Renfrewshire Council in May 2022 and consent was granted at the Planning and Climate Change policy Board meeting on 24th January 2023.
- 3.5 The alignment for the Project runs north from Weir Street along Abercorn St, Harbour Road, across the White Cart Water (just south of Paisley Harbour), linking to Inchinnan Road at the northern end of the Project. A new bridge will be constructed across the White Cart Water (the White Cart Crossing). This crossing is detailed on the CPO Maps but will not be included in the CPO as the land is owned by the Crown. The land and rights required from the Crown will be the subject of a voluntary acquisition. For the avoidance of doubt Crown land cannot be included or acquired through the CPO process. Additionally new infrastructure joins the north to south link at a point just south of the White Cart crossing and travels east joining Renfrew Road at a point just south of Mews Lane.
- 3.6 The alignment of the Project and location of the bridge was driven by a detailed multistage options appraisal. This process considered options for delivering the targeted outcomes, potential corridors and then specific alignments to ensure the Project specific objectives were delivered. This appraisal process was further assessed during the stakeholder and public consultation process.
- 3.7 The planned Project alignment performed best in terms of being considered most suitable for delivery of the targeted benefits, promoting potential for growth of existing businesses, development potential, accommodating the revised traffic flows in the area and minimising impact on existing residential areas.

- 3.8 A detailed transport modelling exercise has been undertaken to assess and report on the predicted impact of the Project on future traffic flows and is included in the planning application.
- 3.9 In order to further progress the Project to meet funding requirements in terms of delivery programme, it is necessary to commence land assembly. Dialogue is ongoing with the owners of key sites.

Compulsory Purchase Powers

- 4.1 Scottish Government guidance (Planning Circular 6/2011) recommends a “twin track” approach to land acquisition in order to provide a greater degree of certainty on programme should voluntary negotiations falter and to resolve any defects in the title in the land to be acquired and the Infrastructure, Land and Environment Board approved the use of CPO in Principle on 31 August 2022. The complexity and piecemeal nature of the land interests involved along with the requirement to ensure the Council obtains ‘clean’ titles to the land i.e., free from historical and other burdens makes Compulsory Purchase the most appropriate route for land assembly. It is advisable for acquiring authorities to take this approach when land requirements are complex in order to provide a greater degree of certainty on programme and to avoid any delay.
 - 4.2 The use of CPO powers is considered appropriate for this Project on the basis that the land interests to be acquired are restricted in nature (as can be seen from the accompanying Maps) and the Project, once completed, will provide significant improvements to walking and cycling links and reduce the volume of traffic on Love Street and Inchinnan Road south of the junction with the Project.
 - 4.3 In addition to the benefits delivered directly by the Project, there will also be an enhancement of the benefits achieved from the ongoing development at AMIDS and from the council’s investment in cultural heritage and hospitality in Paisley town centre.
 - 4.4 The Council, as Roads Authority, will use powers of compulsory purchase under the Roads (Scotland) Act 1984 in order to assemble the land required for this Project. As the land being acquired is solely to construct the infrastructure this is the appropriate power for the Council to use.
 - 4.5 The planned infrastructure referred to in 3.2 requires the acquisition of property, titles and interests, identified on the attached schedule.
 - 4.6 It may be the case that as the Council proceeds with the CPO and continues discussions with affected owners other, as yet, unidentified, titles or interests may come to light which are not listed within the schedule, but which would form part of the CPO.
-

Implications of the Report

1. **Financial** – Costs associated with acquisitions are included in approved capital budgets and will be brought to a future board.

2. **HR & Organisational Development** – N/A.

3. **Community Planning** –

Community Care, Health & Well-being – By linking the communities either side of the White Cart and improving links between the on-going investment in cultural heritage in Paisley to the evolving employment opportunities at AMIDS, the benefits being achieved will be enhanced and the geographical influence will be increased. Opportunities for walking and cycling will increase significantly and the environment within the residential areas of Love Street and Inchinnan Road (south) will be improved. Links between educational centres (West College Scotland, Paisley Grammar Community Campus) and employment / skills development centres at AMIDS will be significantly improved. The Project will facilitate new development opportunities and business growth in the Project area.

Greener – The completed infrastructure will include segregated provision for walking and cycling. It will also enable improved public transport links. The improved access and visibility of the White Cart will introduce opportunity for recreational and leisure use of this important asset. The improved links will reduce active travel times and increase the choice of travel option.

Jobs and the Economy – the completed infrastructure will provide connectivity and access to new and existing jobs for people in our communities.

4. **Legal** - Acquisition of the properties, rights and leases as outlined in the body of the report and on the attached Maps and Schedule.
5. **Property/Assets** - As per this report.
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** - Land acquisition will only be taken forward in due course once statutory consents are granted and funding for the Project is approved at Final Business Case stage. The Council may have started a Compulsory Purchase Order which is not subsequently completed.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Risk** – provision of additional active travel routes with potential for impact on climate change, through reduction in the number of short, motorised journeys

Author: Barbara Walker
Telephone 07727 377977 **Email** barbara.walker@renfrewshire.gov.uk

AMIDS South CPO Land Schedule

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
1	Network Rail Limited 1 Eversholt Street London NW1 2DN Registered Number 04402220	Owner
2	Unknown Sanctuary Scotland Housing Association Limited 7 Freeland Drive Priesthill Glasgow G53 6PG Registered Number SP2508RS	Owner Servitude Right Only
3	Unknown	Owner
4	Sanctuary Scotland Housing Association Limited 7 Freeland Drive Priesthill Glasgow G53 6PG Registered Number SP2508RS	Owner
5	Andrail Limited c/o McLay, McAlister & McGibbon LLP 145 St Vincent Street Glasgow G2 5JF Registered Number SC146547	Owner
6	Unknown	Owner
7	Unknown	Owner
8	Abercorn Estates	Owner
10A and 10B	Investacc Pension Trustees Ltd as Trustees of the Minerva SIPP Amar Poddar (2467) & Rashmi Poddar (2823)	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>Minerva House Port Road Business Park Carlisle CA2 7AF</p> <p>Registered Number 02875892</p> <p>Amar Poddar and Rashmi Poddar as Trustees of the Minerva SIPP Amar Poddar (2467) & Rashmi Poddar (2823)</p> <p>RAM 211 Ltd t/a Little Learners 4 Thomas Street Paisley PA3 6AX</p> <p>Registered Number SC384523</p>	<p>Owner</p> <p>Tenant</p>
11A and 11B	<p>S Brady Limited 31/33 Abercorn Street Paisley PA3 4AL</p> <p>Registered Number SC036035</p>	Owner
12	Abercorn Estates	Owner
13	<p>Network Rail Limited 1 Eversholt Street London NW1 2DN</p> <p>Registered Number 04402220</p>	Owner
14	Abercorn Estates	Owner
15	Abercorn Estates	Owner
16	Abercorn Estates	Owner
17	Joseph Robertson McNally	Owner
18	Abercorn Estates	Owner
19A and 19B	<p>Stephen McCallion</p> <p>William Gray</p>	<p>Owner</p> <p>Owner</p>
20	Abercorn Estates	Owner
21	<p>Storage Investments (Paisley Abercorn) Limited Scotland House North Quay</p>	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
28	DMC Transportation Limited 106 Abercorn Street Paisley PA3 4AY Registered Number SC307458	Owner
29A	Trustee of R&B Property RoMech Facilities management limited 107C Abercorn Street Paisley PA3 4AT Registered Number SC401975	Owner Tenant
29B	@SIPP (Pension Trustees) Limited 6 th Floor Mercantile Building 53 Bothwell Street Glasgow G2 6TS Registered Number SC217251	Owner
29C	KLTR (Shoreham limited – Dissolved)	Owner
30	Flogas Britain limited 81 Rayns Way Syston Leicester LE7 1PF Registered Number 00993638	Owner
31	KLTR (Cawdaw Industrial Holding Limited – Dissolved)	Owner
33	Container Parks Limited 30 Cogan Street Glasgow G78 1EJ Registered Number SC257782	Owner
34	Yolund Limited 255 Glasgow Road Paisley PA1 3ER	Owner

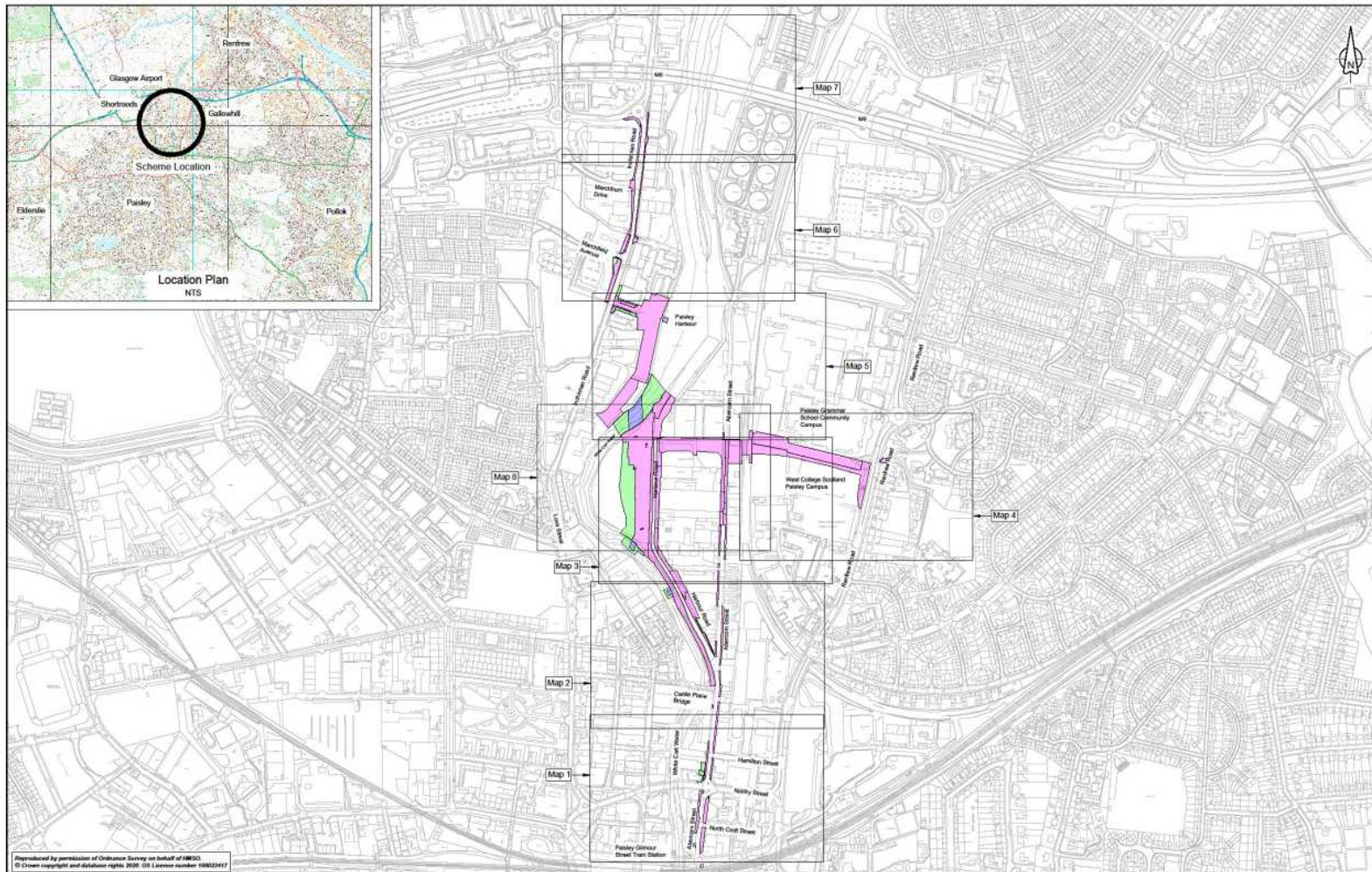
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	4 Vesta Street Manchester M4 6EQ Registered Number 11050268 Jennifer Clarke Mr Martin Appleton-Clare Mrs Giora Schwartzberg Mrs Christine Marshall	 Tenant Tenant Tenant Tenant
37	Barnaigh Group Limited 117 Abercorn Street Paisley PA3 4DH Registered Number SC289677 Taylor & Fraser Limited 117 Abercorn Street Paisley PA3 4DH Registered Number SC155035	Owner Occupier
38	Corner property Company Limited 1 George Square Glasgow G2 1AL Registered Number SC026133	Owner
39	Container Parks Limited 30 Cogan Street Glasgow G78 1EJ Registered Number SC257782	Owner
40	Railway paths Limited 2 Cathedral Square Bristol BS1 5DD	Owner

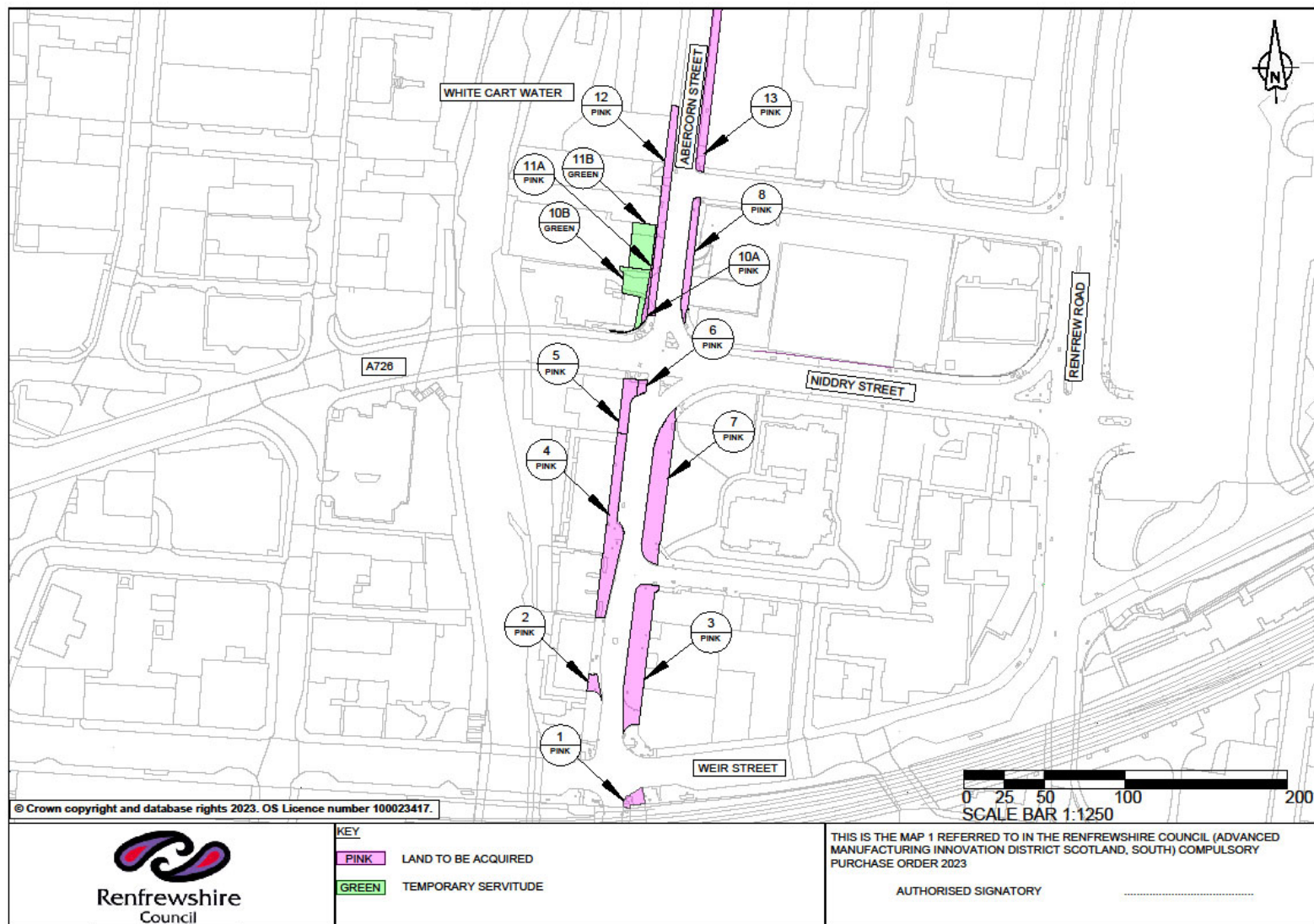
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	Registered Number 03535618	
41	West College Scotland	Owner
43	Charles & Catherine Ironside	Owner
	Trustees of the Firm of Richard Geddes and Son	Owner
	Williamsburgh Housing Association Limited Ralston House Cyril Street Paisley PA1 1RW	Owner
	Registered Number SP1991RS	
	Thomas & Sheila Williamson	Owner
	Graeme Reid	Owner
	Ossian Maintenance Limited 1 Glasgow Road Paisley PA1 3PX	Owner
	Registered Number 204650	
	Marion & Raymond Retson	Owner
	Unknown	Owner
44	West College Scotland	Owner
45	M P Burke transport Limited 121 Abercorn Street Paisley PA3 4DF	Owner
	Registered Number SC368849	
46A, 46B, 46C, 46D,	Crown Estate	Owner

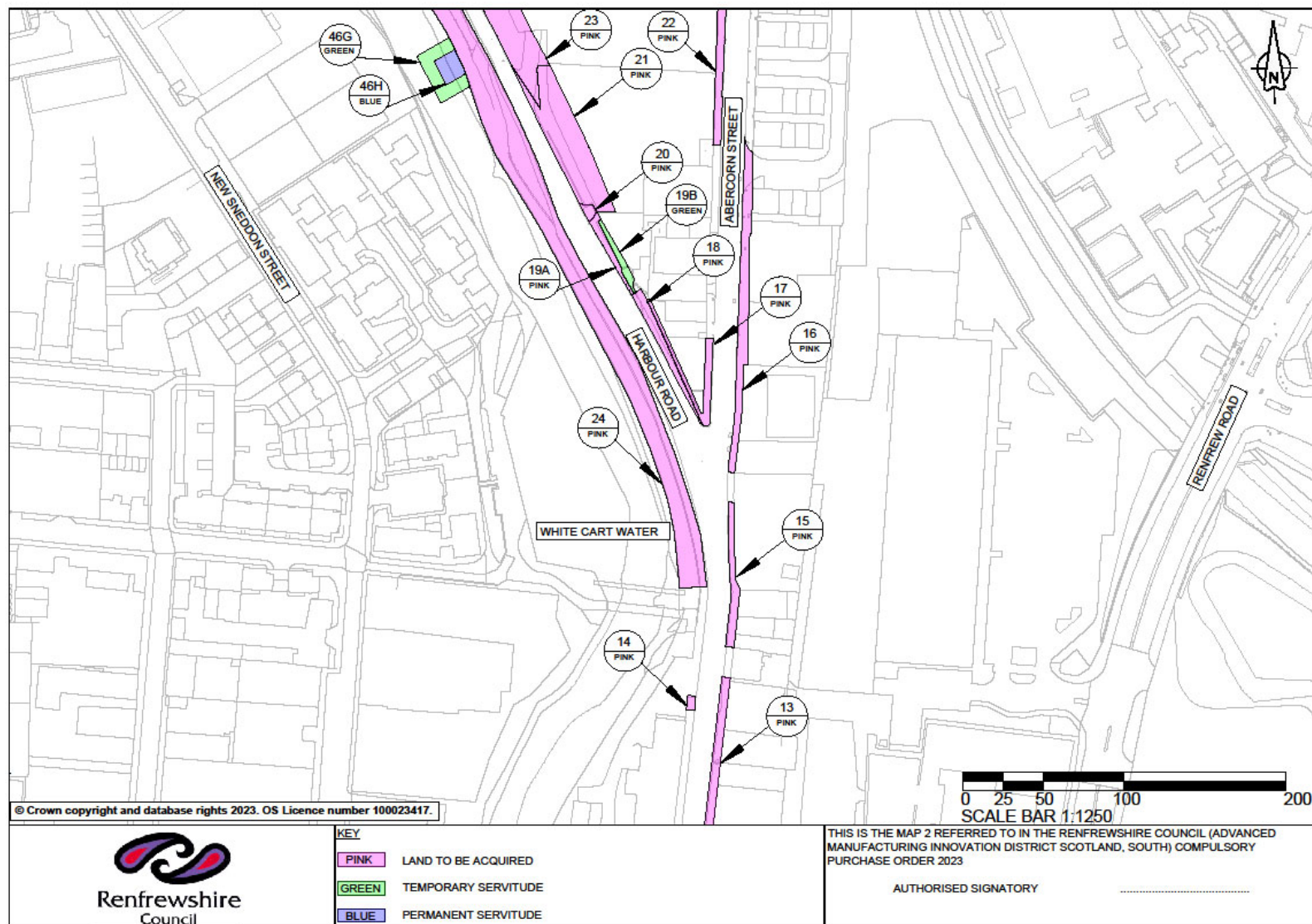
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
46E, 46F, 46G and 46H		
47	Abercorn Estates	Owner
48	SPG (Harbour Road) Limited Airlink First floor 16 Gordon Street Glasgow G1 3PT Registered Number SC344932	Owner
49	Unknown	Owner
50A, 50B and 50C	Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ Registered Number SC359905	Owner
51A and 51B	Consult Lift Services limited Thistle House Inchinnan Road Paisley PA3 2RE Registered Number SC196651	Owner
52A and 52B	Mirrin Enterprise limited 27 old Gloucester Street London WC1N 3AX Registered Number 12567309	Owner
53	Clowes Developments (Cart Corridor) Limited 9 Coats Crescent Edinburgh EH3 7AL Registered Number SC286815	Owner
54A and 54B	The Albex Group Limited Albex House 1 Marchfield Drive	Owner

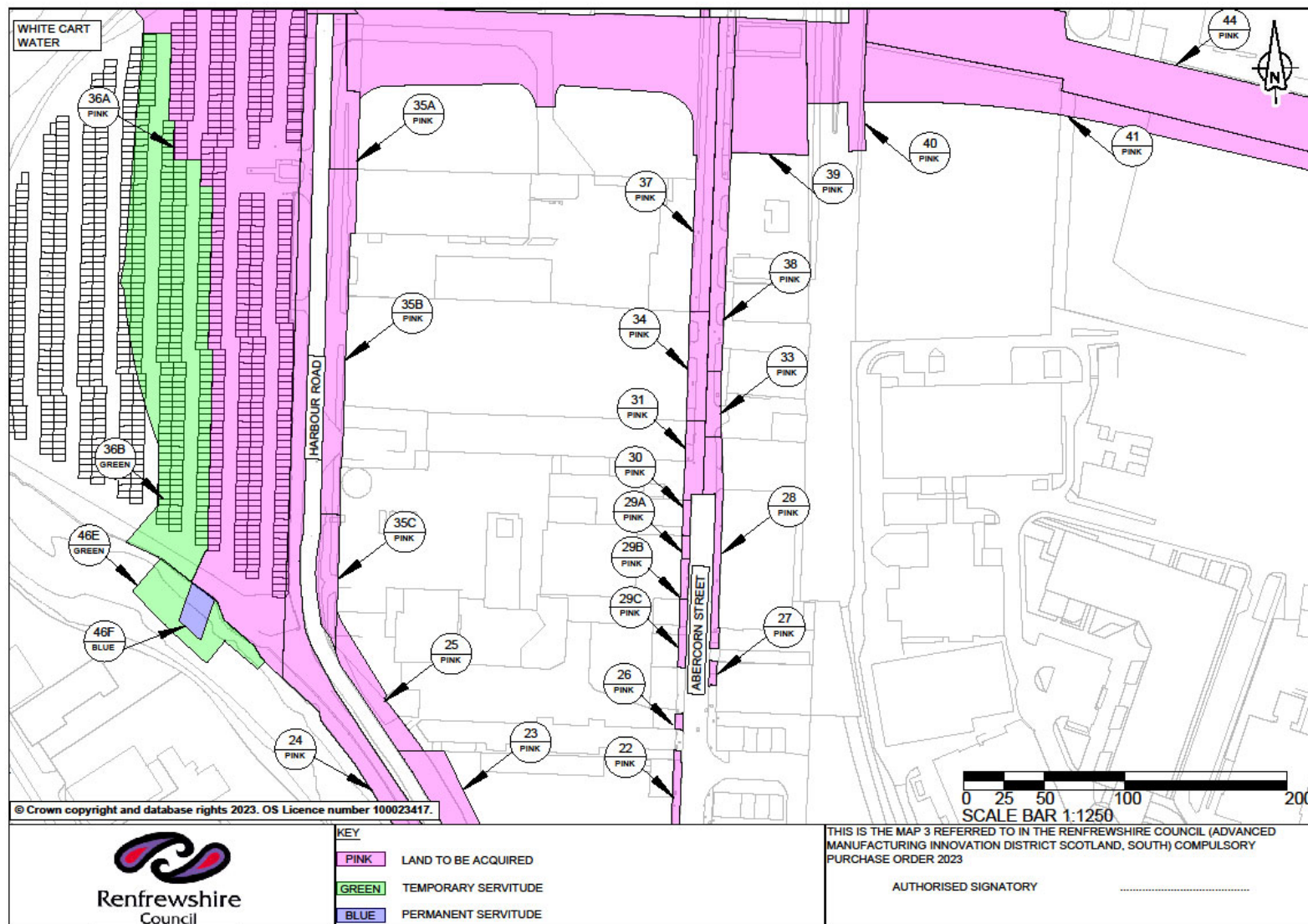
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>Paisley PA3 2RB</p> <p>Registered Number SC253524</p> <p>Secretary of State for Communities and Local Government Maritime & Coastguard Agency 3/20 Spring Place 105 Commercial Road Southampton SO15 1EG</p> <p>Spectrum Service Solutions Limited 1 Marchfield drive Paisley PA3 2RB</p> <p>Registered Number SC245163</p> <p>York Archaeological Trust for Excavation & Research Limited 47 Aldwark York YO1 7BX</p> <p>Registered Number SC042846</p>	<p>Tenant</p> <p>Tenant</p> <p>Tenant</p>
55	<p>Songa Shipmanagement Limited 2 Marchfield Drive Paisley PA2 3RB</p> <p>Registered Number SC311252</p>	Owner
56	<p>Europcar UK Limited 1 Great Central Square Leicester LE1 4JS</p> <p>Registered Number 00875561</p>	Owner
57	<p>Aegon UK Property Fund limited Level 26 The Leadenhall Building 122 Leadenhall Street</p>	Owner

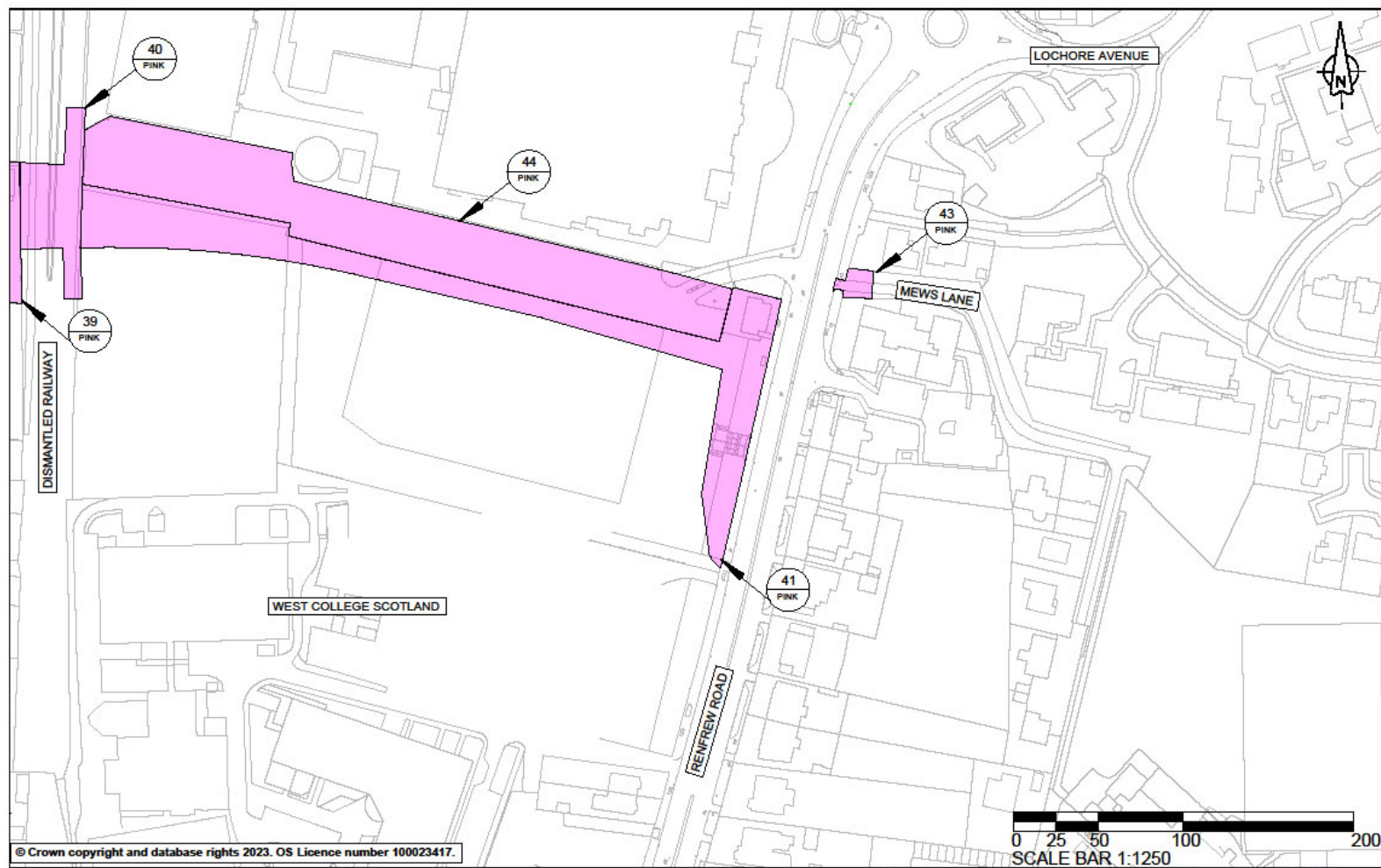
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>London EC3V 4AB</p> <p>Registered Number 03821597</p> <p>Police Scotland</p>	Tenant
58	<p>Glasgow Airport Limited St Andrews Drive Glasgow Airport Paisley PA3 2SW</p> <p>Registered Number SC096624</p> <p>BAA Lynton Limited 1 park Row Leeds LS1 5AB</p> <p>Registered Number 0330278</p>	<p>Superiority Interest</p> <p>Owner</p>
59	<p>Friends Life limited Aviva Row York YO90 1WR</p> <p>Registered Number 04096141</p>	Owner
60	<p>Squarestone Growth LLP Sterling Ford Centurion Court 83 Camp Road St Albans AL1 5JN</p> <p>Registered Number OC399311</p>	Owner
61	<p>Glasgow Airport Limited St Andrews Drive Glasgow Airport Paisley PA3 2SW</p> <p>Registered Number SC096624</p>	Owner











© Crown copyright and database rights 2023. OS Licence number 100023417.

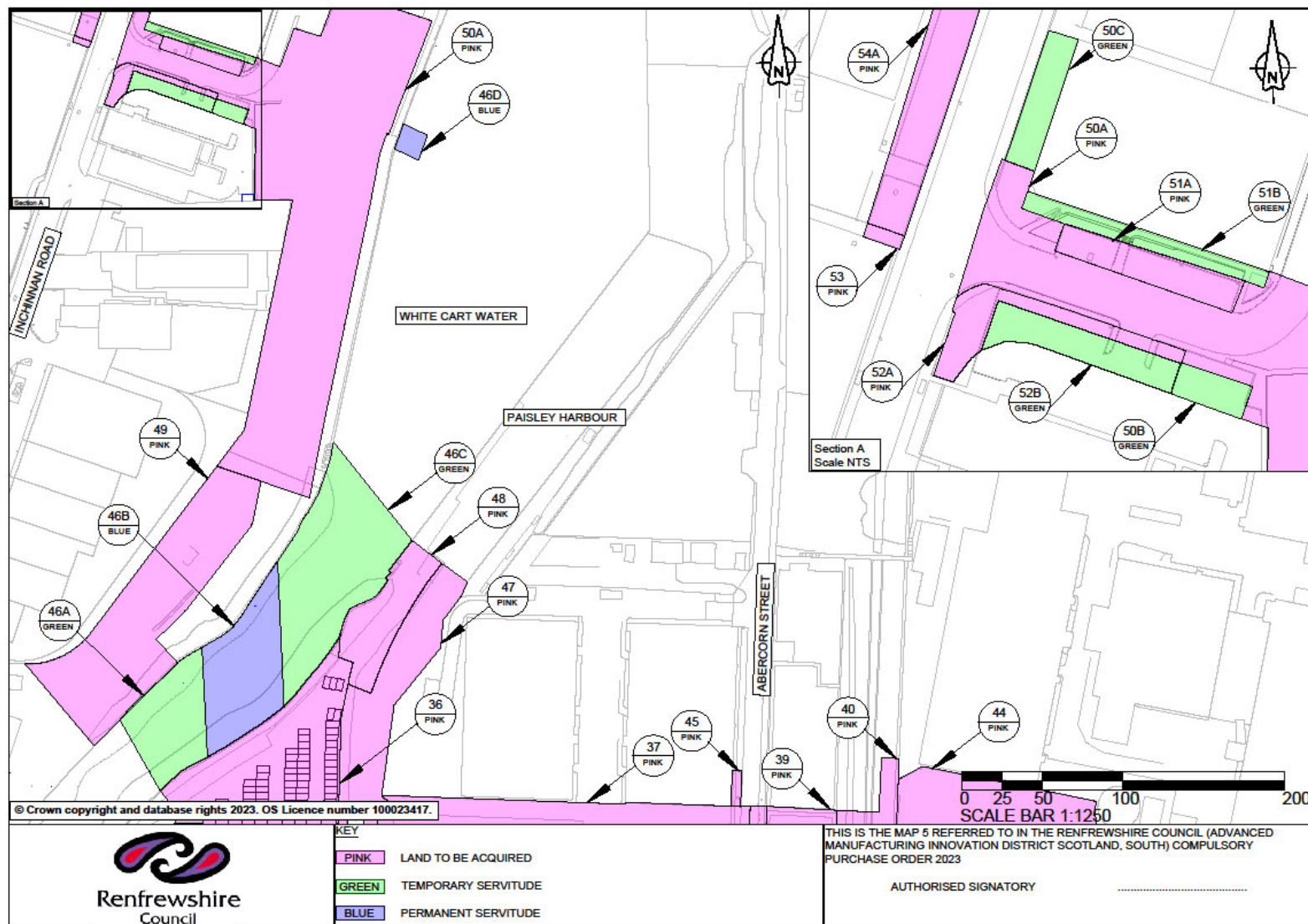


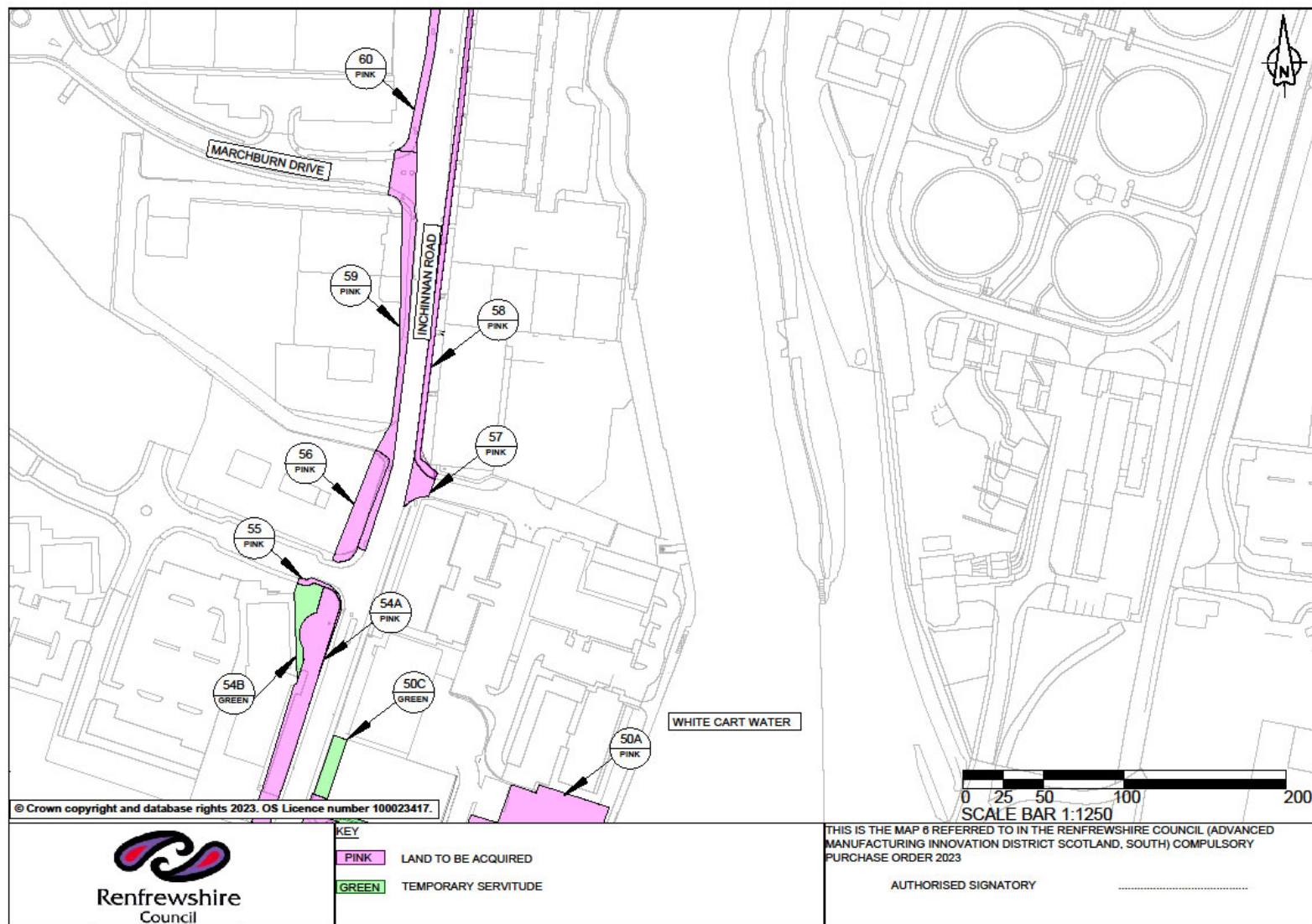
KEY

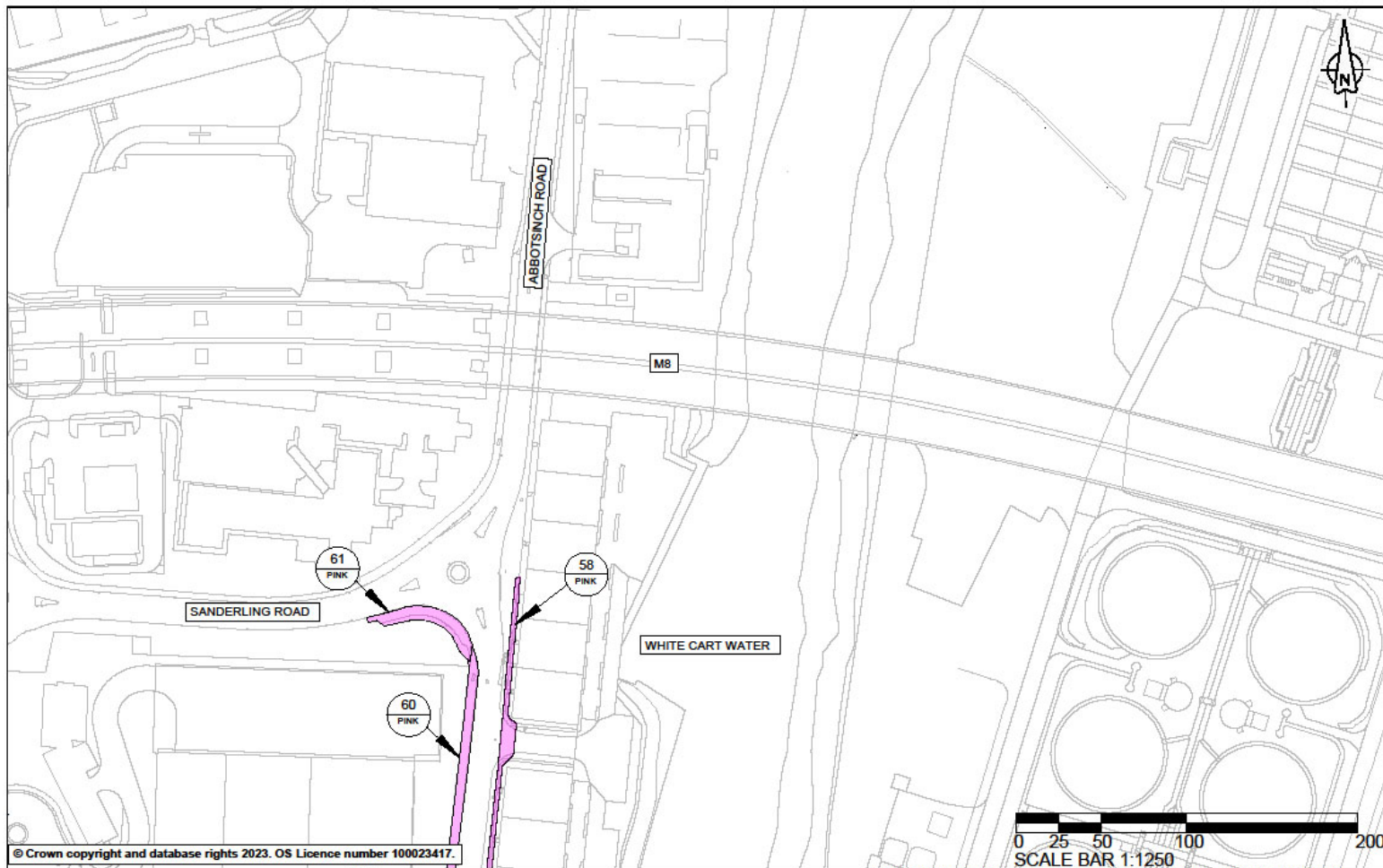
PINK LAND TO BE ACQUIRED

THIS IS THE MAP 4 REFERRED TO IN THE RENFREWSHIRE COUNCIL (ADVANCED MANUFACTURING INNOVATION DISTRICT SCOTLAND, SOUTH) COMPULSORY PURCHASE ORDER 2023

AUTHORISED SIGNATORY







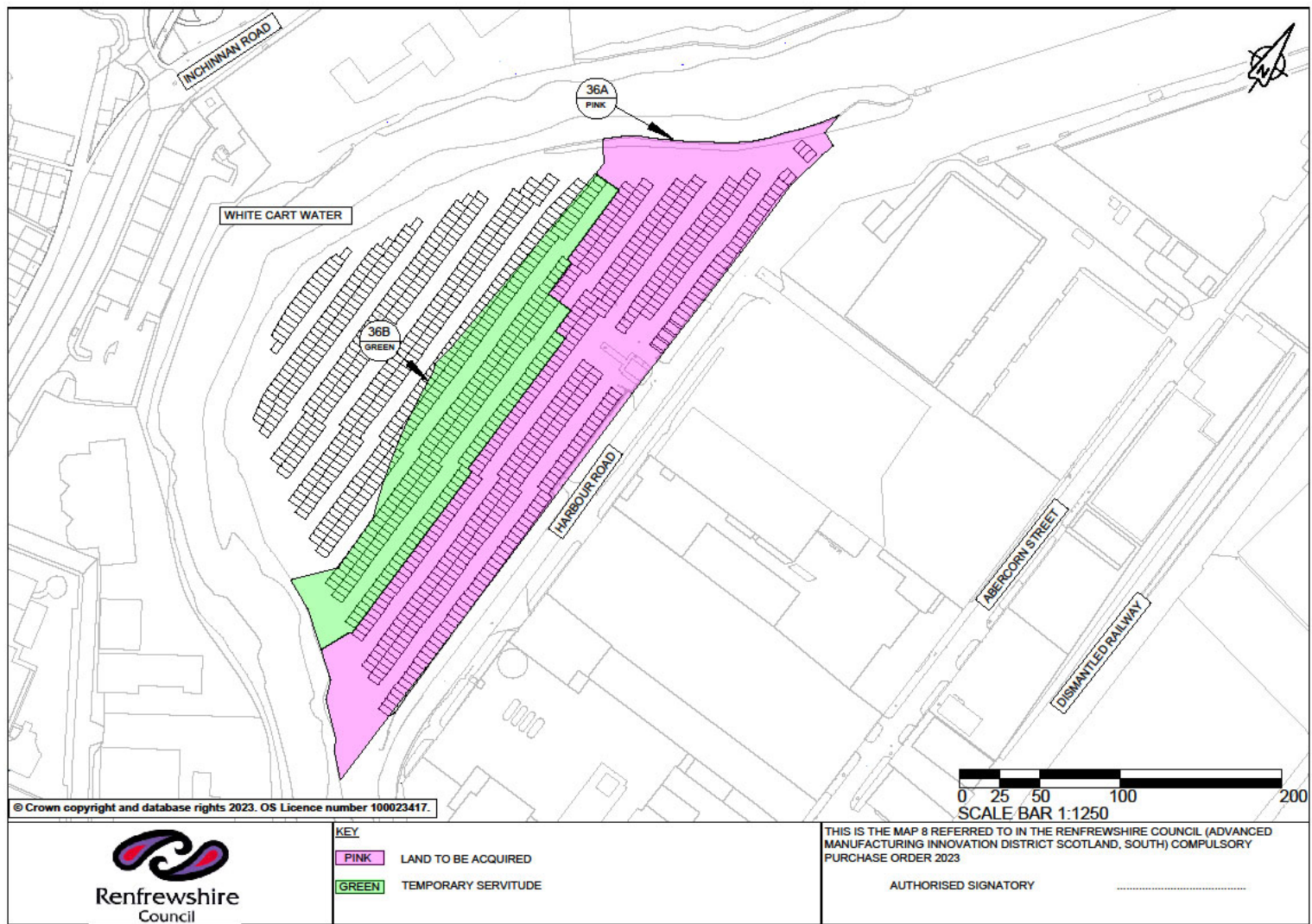
© Crown copyright and database rights 2023. OS Licence number 100023417.



KEY
 PINK LAND TO BE ACQUIRED

THIS IS THE MAP 7 REFERRED TO IN THE RENFREWSHIRE COUNCIL (ADVANCED MANUFACTURING INNOVATION DISTRICT SCOTLAND, SOUTH) COMPULSORY PURCHASE ORDER 2023

AUTHORISED SIGNATORY





To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Lease renewal of Telecommunications Installations

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for new leases of the telecommunications installations at Maxwellton Court & Glencairn Court, Paisley and Provost Close, Johnstone.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- 2.2 Authorise the Head of Corporate Governance in conjunction with the Head of Economy & Development to conclude new leases of the telecommunications installations at Maxwellton Court & Glencairn Court, Paisley and Provost Close, Johnstone on the basis of the terms and conditions detailed in this report.
-

3. Background

- 3.1 EE Limited have been Council tenants at Maxwellton Court & Glencairn Court, Paisley and Provost Close, Johnstone for over 20 years and operate a mobile telecommunications network via installations sited on these rooftops. The leases are now running on a year to year basis at a current annual rental of £8,750 in the case of Glencairn Court, and £8,742.21 at the other two locations..

- 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. The main effect this has for the Council as a site provider is that financially, the income to be received will be reduced. Site providers 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, a number of Lands Tribunal decisions have established the basis for negotiating new lease agreements .
- 3.3 With the benefit of recent case law, discussions have taken place with representatives of EE Limited, and the following main terms and conditions have been provisionally agreed.
-

4. Proposed terms and conditions of lease;

- 4.1 The existing leases shall be renounced at a mutually agreed date between both parties. This date shall also be the date of entry in the new leases.
- 4.2 The new leases shall be for a period of 10 years.
- 4.3 The new annual rents shall be £5,500 in year 1, £5,000 in year 2, £4,500 in year 3 and £4,000 in years 4-10.
- 4.4 The use shall continue as telecommunications installations 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.
- 4.6 All rent arrears, if any, shall be paid in full prior to concluding any new lease.
- 4.7 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.
- 4.8 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 services 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.

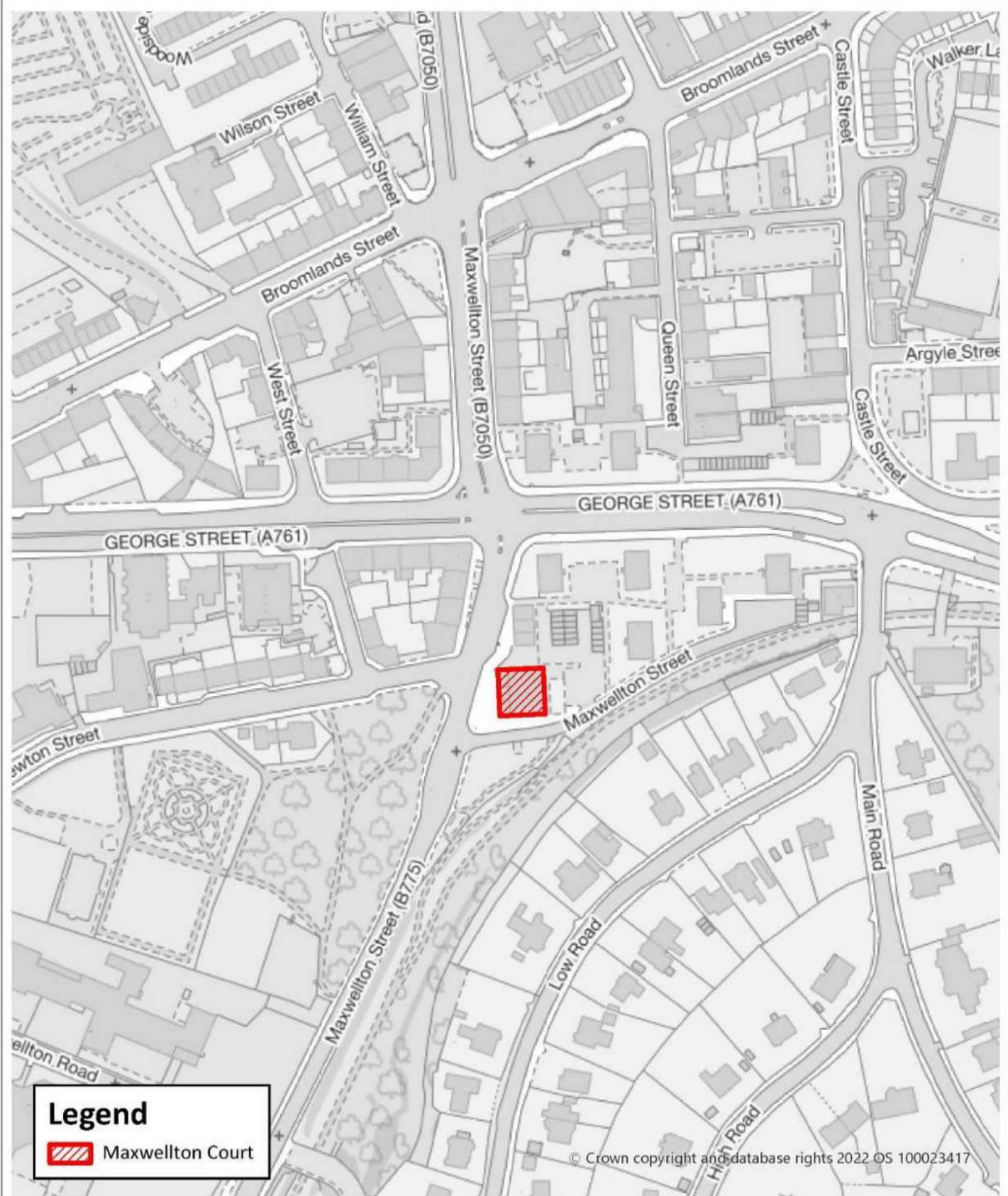
11. **Privacy Impact** – None.

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

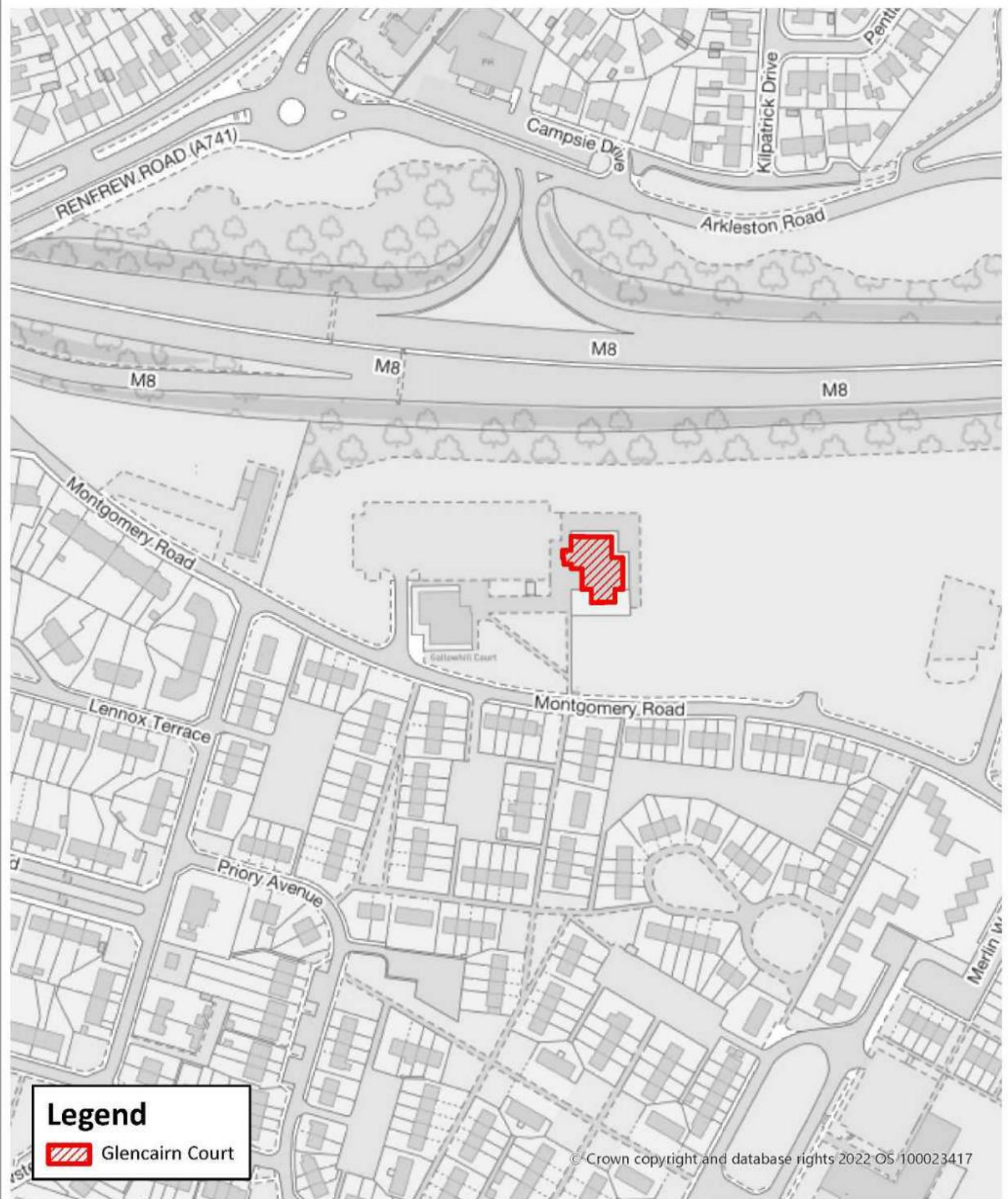
List of Background Papers

- (a) N/A

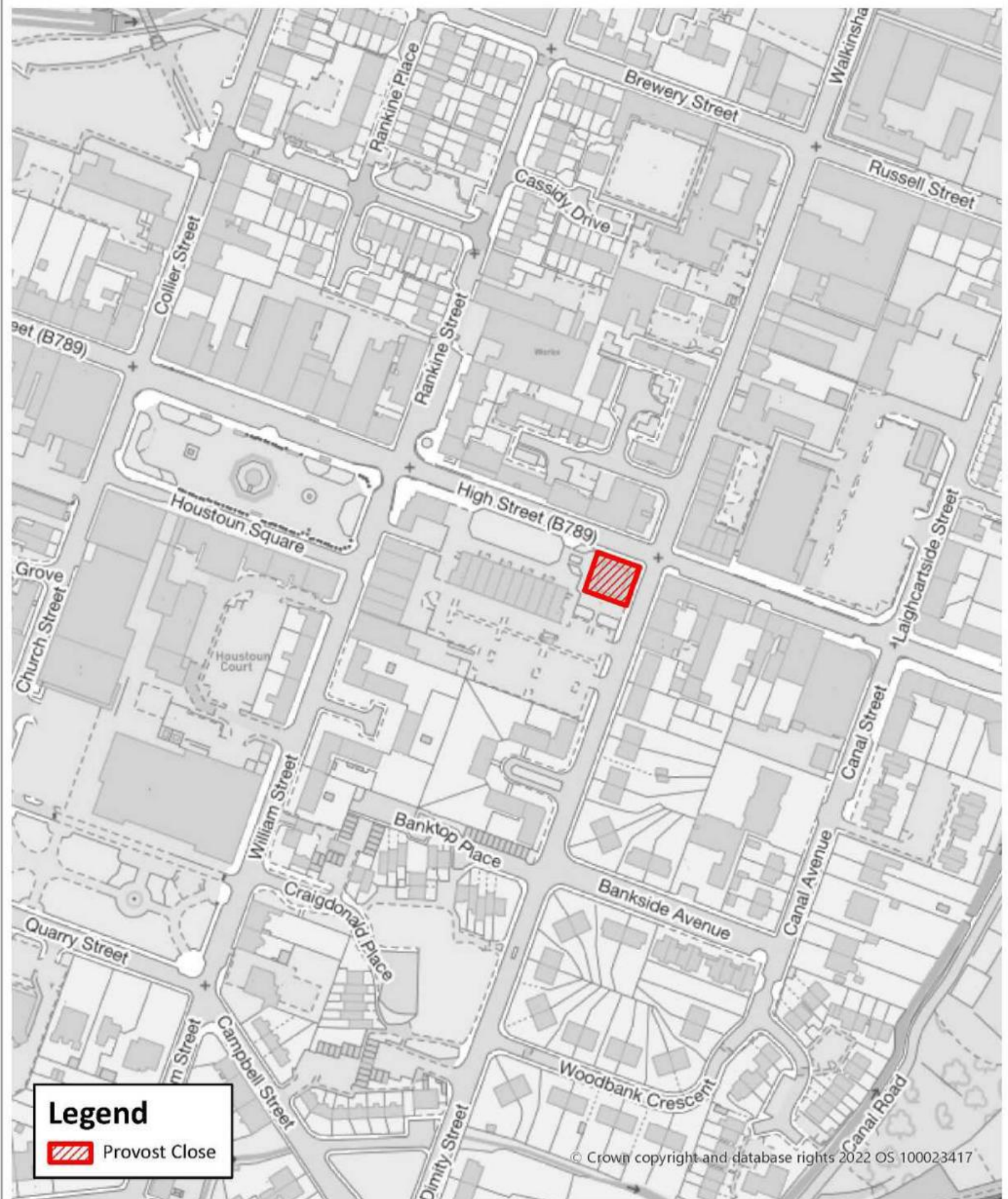
Author: andrew.smith@renfrewshire.gov.uk



Notes:



Notes:



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Shop at 36/40 Foxbar Road, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 36/40 Foxbar Road, Paisley.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- 2.2 Authorise the Head of Corporate Governance to conclude a new lease of the shop property at 36/40 Foxbar Road, Paisley on the basis of the terms and conditions detailed in this report.
-

3. Background

- 3.1 Martin McColl Ltd became the tenant of 36/40 Foxbar Road, Paisley on a 10 year lease in May 2016. The shop trades as a licensed grocer & newsagents, at a current annual rental of £18,200.
- 3.2 In May 2022, Martin McColl Ltd went into administration, and their interests were subsequently sold to Morrisons Plc. This property has been refurbished and is now trading as a Morrisons Daily, under licence via the administrators. It is however appropriate to formalise this occupation by granting a new lease.

- 3.3 Discussions have taken place with the relevant parties, and the following main terms and conditions have been provisionally agreed.
-

4. Proposed terms and conditions of lease;

- 4.1 The existing lease shall be renounced at a mutually agreed date between all 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, and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The annual rental shall remain at £18,200 which is considered to be the full market rental value, reviewable after 5 years.
- 4.4 A 3 month rent free period shall be granted at the start of the lease in recognition of rebranding required at the property.
- 4.5 The use of the property shall continue as a licensed grocer & newsagents only.
- 4.6 Each party shall be responsible for their own expenses incurred in concluding the lease.
- 4.7 All rent arrears, if any, must be paid in full prior to concluding the new lease.
- 4.8 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.
- 4.9 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** – £18,200 annual rent to be achieved.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Lease of shop 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) N/A

Author: andrew.smith@renfrewshire.gov.uk

User: howardhaughj2

Date: 20/01/2023



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Shop at 28/30 Skye Crescent, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 28/30 Skye Crescent, Paisley.

2. Recommendations

- 2.1 It is recommended that the Board:
- 2.2 Authorise the Head of Corporate Governance to conclude a new lease of the shop property at 28/30 Skye Crescent, Paisley on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 Mrs Rozena Ali has been tenant of 28/30 Skye Crescent, Paisley since December 2016. The shop trades as a licensed grocer & newsagents, and the current annual rental is £11,400.
- 3.2 The lease is now operating on a month to month basis. The current tenant wishes to transfer the business to Mr Usman Asghar, however a new longer term lease has also been requested to afford more security of tenure.
- 3.3 Discussions have taken place with the relevant parties, and the following main terms and conditions have been provisionally agreed.

4. Proposed terms and conditions of lease;

- 4.1 The existing lease shall be renounced at a mutually agreed date between all 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, and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The new annual rental shall be £11,550 which is considered to be the full market rental value, reviewable after 5 years.
- 4.4 The use of the property shall continue as a licensed grocer & newsagents only.
- 4.5 The tenants shall meet the Council's reasonable legal expenses incurred in concluding the lease.
- 4.6 All rent arrears, if any, must be paid in full prior to concluding the new lease.
- 4.7 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.
- 4.8 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

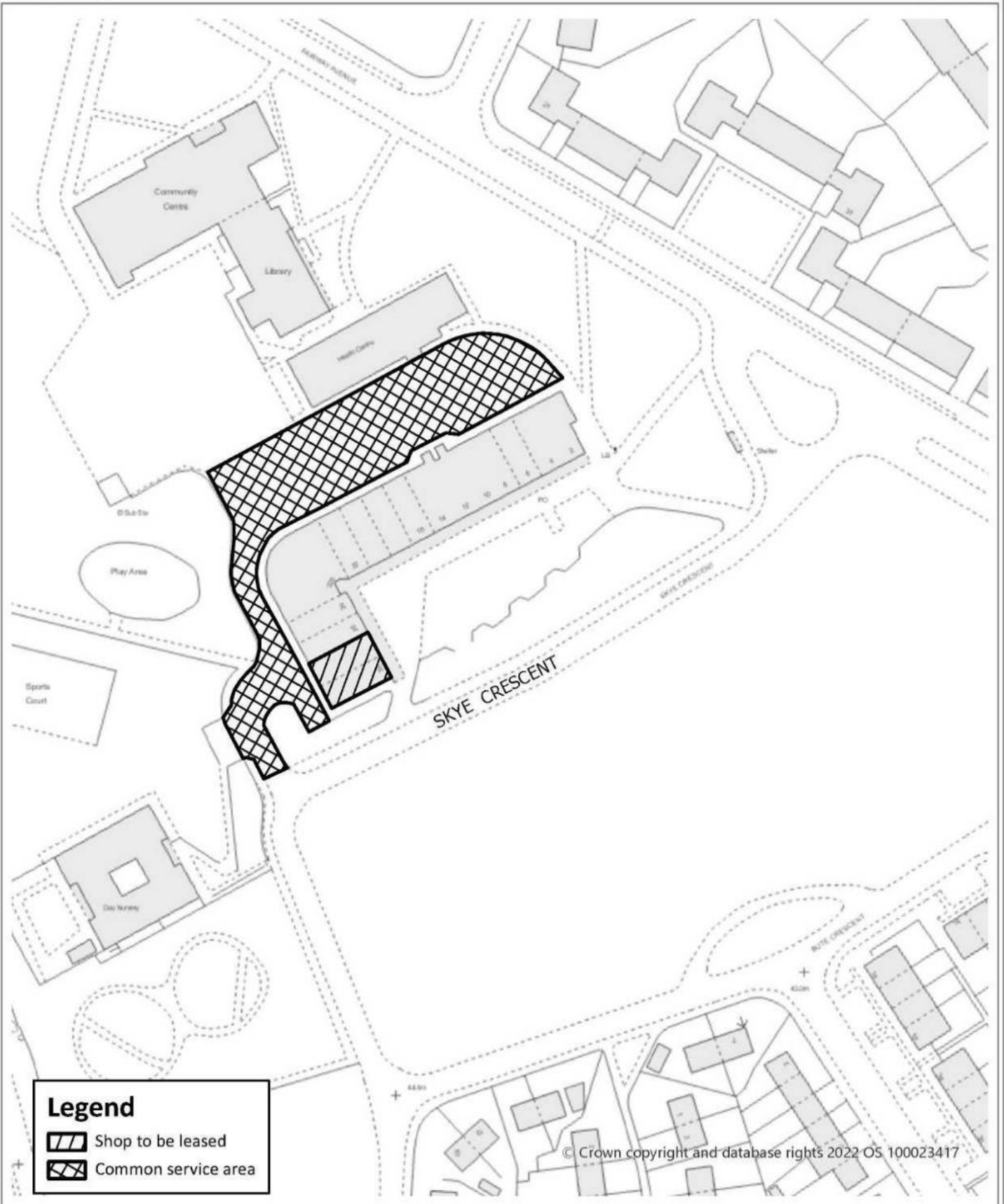
- 1. **Financial** – £11,550 annual rent to be achieved.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** – None.
- 4. **Legal** – Lease of shop property.
- 5. **Property/Assets** – As per report
- 6. **Information Technology** – None.
- 7. **Equality & Human Rights**
 - (a) 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) N/A

Author: andrew.smith@renfrewshire.gov.uk



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Disposal of Land adjacent to 5 Barwood Drive, Erskine

1. Summary

- 1.1 The purpose of this report is to declare the area of land adjacent to 5 Barwood Drive, Erskine, shown on the attached plan (E3301), as surplus to requirements.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 5 Barwood Drive, Erskine shown on the attached plan, as surplus to requirements, with a view to disposing to the adjoining owner.
- 2.2 Authorise the sale thereof to the adjoining owner of 5 Barwood Drive, Erskine, on such terms and conditions as may be negotiated by the Head of Economy and Development utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.4 Note that the Chief Planning Officer will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
-

3. **Background**

- 3.1 This area of land, which is held on the General Services, extends to 106 sqm or thereby and is an area of open space which is currently not maintained.
- 3.2 The applicant has expressed an interest in acquiring this land to create additional garden space. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
- 3.3 The applicant will require to obtain planning permission for a change of use.
- 3.4 The purchase price of the land will be at a level upon which delegated powers granted to the Head of Economy and Development for disposal purposes will be utilised.
- 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.6 Environment and Infrastructure, Planning and Legal have confirmed that this area of land has no operational or legal requirement and is not opposed to the land being declared surplus.
- 3.7 The Chief Planning Officer will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

Implications of the Report

- 1. **Financial** – Council will benefit from a modest capital receipt.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** – None.
- 4. **Legal** – Conveyancing of land as 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.
-

Author: Louise Le Good

Louise.legood@renfrewshire.gov.uk

07483 335 786



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Disposal of Land adjacent to 7 Barwood Drive, Erskine

1. Summary

- 1.1 The purpose of this report is to declare the area of land adjacent to 7 Barwood Drive, Erskine, shown on the attached plan (E3302), as surplus to requirements.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 7 Barwood Drive, Erskine shown on the attached plan, as surplus to requirements, with a view to disposing to the adjoining owner.
- 2.2 Authorise the sale thereof to the adjoining owner of 7 Barwood Drive, Erskine, on such terms and conditions as may be negotiated by the Head of Economy and Development utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.4 Note that the Chief Planning Officer will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
-

3. **Background**

- 3.1 This area of land, which is held on the General Services, extends to 89 sqm or thereby and is an area of open space which is currently not maintained.
 - 3.2 The applicant has expressed an interest in acquiring this land to create additional garden space. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
 - 3.3 The applicant will require to obtain planning permission for a change of use.
 - 3.4 The purchase price of the land will be at a level upon which delegated powers granted to the Head of Economy and Development for disposal purposes will be utilised.
 - 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
 - 3.6 Environment and Infrastructure, Planning and Legal have confirmed that this area of land has no operational or legal requirement and is not opposed to the land being declared surplus.
 - 3.7 The Chief Planning Officer will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
-

Implications of the Report

- 1. **Financial** – General Services will benefit from a modest capital receipt.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** – None.
- 4. **Legal** – Conveyancing of land as 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.
-

Author: Louise Le Good

Louise.legood@renfrewshire.gov.uk

07483 335 786



Notes:



To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Land at Broomlands Street, Paisley

1. Summary

- 1.1 This report seeks consent to the disposal of land at Broomlands Street, Paisley to J & A Developments Ltd. on the basis of the terms and conditions contained in this report.

2. Recommendations

- 2.1 It is recommended that the Board:

Grant authority to the Head of Economy & Development and the Head of Corporate Governance to conclude the disposal of land at Broomlands Street, Paisley shown shaded and hatched on the attached plan, to J & A Developments Ltd, subject to the terms and conditions contained in this report.

3. Background

- 3.1 The Infrastructure, Land & Environment Board on 8th November 2017 declared the land shown outlined on the attached plan surplus to requirements. The intention was to dispose of this land to Nixon Blue Ltd, subject to them acquiring the adjacent Ogilvie Club site.
- 3.2 The Ogilvie Club ultimately sold their land to J & A Developments Ltd instead. J & A Developments Ltd envisage that they could build 40 flats on the Ogilvie Club site in isolation, but that approximately 60 flats could be built if the Council's land was incorporated, enabling a better designed development. This difference of 20 flats is the value to the Council in selling this site.

It should be noted however that the total number of flats developable will only be determined once planning permission has been obtained.

3.3 The Council's land at Broomlands Street comprises a tarmac area formerly the site of public toilets which were demolished in August 2013. There is also an area of mature trees and shrubs, over which there are no tree preservation orders. The area shown shaded is the road solum of the former John Street, over which the Council has part ownership. The area shown hatched is fully within the ownership of the Council.

3.4 Discussions have taken place with agents for J & A Developments Ltd, and the following main terms and conditions of sale have been provisionally agreed.

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

4.1 The purchase price payable for the land shown hatched and shaded on the attached plan extending to approximately 1,538 square metres (0.38 acres) shall be £250,000 plus VAT. This is on the basis that the purchaser obtains planning permission for the development of 60 flats.

4.2 If planning permission for either more or less than 60 flats is secured, then the purchase price will be adjusted pro-rata on the basis of a rate of £12,500 per flat.

4.3 The purchaser shall meet the Council's reasonable legal and professional expenses incurred in concluding the transaction, capped at £1,000.00.

4.4 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Purchase price of approximately £250,000 plus VAT to be received.

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

3. **Community Planning** –

Jobs and the Economy - Potential new residential development will boost the regeneration of the west end of Paisley.

4. **Legal** – Disposal 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** – Not Applicable.

List of Background Papers

(a) Report to Infrastructure, Land & Environment Board on 8th November 2017

Author: andrew.smith@renfrewshire.gov.uk



Renfrewshire
Council

Land at Broomlands Street, Paisley

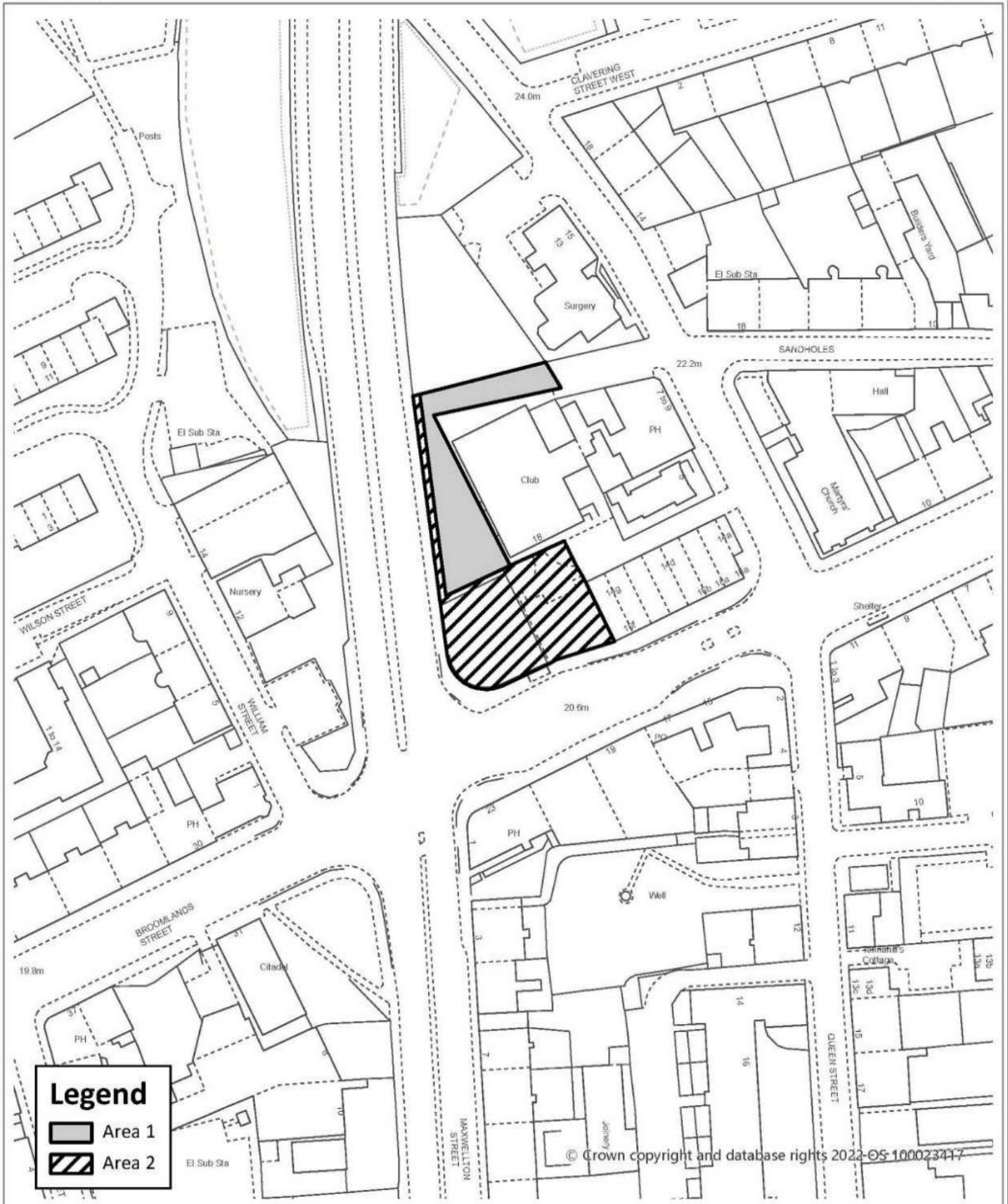
Plan Ref. E3340



Scale: 1:1,250

User: howardhaughj2

Date: 02/02/2023



Notes: