

Minute of Meeting

Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 28 August 2019	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Jennifer Marion Adam-McGregor, Councillor Stephen Burns, Councillor Jacqueline Cameron, Councillor Michelle Campbell, Councillor Eddie Devine, Councillor Audrey Doig, Councillor Natalie Don, Councillor Neill Graham, Councillor Karen Kennedy, Councillor Cathy McEwan, Councillor Will Mylet

In Attendance

G McNeil, Director of Environment & Infrastructure; S McFadden, City Deal Project Director, B Walker, Depute Project Director (City Deal) and C Grainger, Planning & Performance Manager (all Chief Executive's); O Reid, Head of Communities & Public Protection and C Dalrymple, Communities & Regulatory Manager (both Communities, Housing & Planning Services); G Hutton, Head of Operations & Infrastructure, K Anderson, Amenity Services Manager - Waste, G Hannah, Strategic Change Manager, K Gray, StreetScene Manager, D Kerr, Service Co-ordination Manager, L Rennie, Operations Manager, S Blyth, Fleet Solutions & Social Transport Manager, J Nicolson, Waste Strategy Officer, G Heaney, Environmental Health Officer (all Environment & Infrastructure); and J Lynch, Head of Property Services, M Conaghan, Legal & Democratic Services Manager, D Farrell, Finance & Business Partner, F Hughes, Asset Manager and R Devine, Senior Committee Services Officer (all Finance & Resources).

Apologies

Councillors Hood, Kerr and J MacLaren.

Declarations of Interest

Councillor Campbell declared a non-financial interest in Item 5 – Business Regulation Service Plan 2019/20 - as she was an employee of NHS Greater Glasgow and Clyde and indicated her intention to remain in the meeting during consideration of the matter and to take part in any discussion or voting thereon.

1 Revenue Budget Monitoring Report

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Communities, Housing & Planning Services and Environment & Infrastructure for the period 1 April to 21 June 2019 in respect of services reporting to this Policy Board.

DECIDED: That the report be noted.

2 Capital Budget Monitoring Report

There was submitted a joint capital budget monitoring report by the Directors of Finance & Resources and Environment & Infrastructure for the period 1 April to 21 June 2019 in respect of services reporting to this Policy Board.

DECIDED: That the report be noted.

3 Operational Performance Report

There was submitted an update report by the Director of Environment & Infrastructure relative to operational performance of services and key projects since the report submitted to the meeting of the Policy Board held on 29 May 2019.

The report detailed the main projects and activities delivered by roads and StreetScene; fleet and social transport services; waste services; transportation and infrastructure services; environment and place/Team Up to Clean Up and service developments.

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

4 Waste Service Change - Improving Re-cycling in Renfrewshire: Progress Report

Under reference to Item 3 of the Minute of the meeting of the Infrastructure, Land & Environment Policy Board held on 23 January 2019, there was submitted a report by the Director of Environment & Infrastructure relative to the impact of the service changes implemented in respect of waste services.

The report detailed the objectives of the Council's waste strategy, together with external drivers impacting on the strategy, summarised the service changes implemented to the local waste collection service and outlined the outcomes achieved. It was highlighted that it was proposed that following implementation of phase 2 rollout of the service change the Service would focus on supporting householders to increase their recycling and reduce contamination. A revision, to suit the needs of residents, of the recycling infrastructure in non-standard properties would also be undertaken.

DECIDED:

(a) That the overall success of the Renfrewshire-wide service change and the ongoing activities to support and improve recycling across Renfrewshire be noted; and

(b) That the report be otherwise noted.

5 Business Regulation Service Plan 2019/20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the statutory Business Regulation Service Plan 2019/20.

The report advised that the Community Business Regulation team, within the Communities & Public Protection division, provided statutory, regulatory services on behalf of the Council in relation to food safety, food standards and occupational health & safety at work. Food Standards Scotland required a Business Regulation Service Plan to be produced each year detailing activity undertaken and/or planned to enforce food law and food safety in Renfrewshire.

A copy of the 2019/20 Business Regulation Service Plan, which detailed objectives, activity, service delivery methods, resources allocated and quality assurance in a framework that complied with the requirements of Food Standards Scotland, together with planned and programmed activity for 2019/20 was appended to the report.

DECIDED: That the Business Regulation Service Plan 2019/20, a copy of which was appended to the report, be approved.

6 Community Empowerment (Scotland) Act 2015: Community Asset Transfer Report 2018/19

There was submitted a report by the Director of Environment & Infrastructure relative to the Community Asset Transfer Report 2018/19.

The report advised that the Council was required in terms of Section 95 of the Community Empowerment (Scotland) Act 2015 to publish a Community Asset Transfer report for the period 1st April 2018 until 31st March 2019. It was highlighted that Renfrewshire Council had actively been promoting requests to transfer assets to local communities under medium/long term leases and full ownership where appropriate. Fourteen Community Asset Transfer requests had been received during 2018/19 however not all were considered by the Community Asset Transfer Panel, as nine of the applications did not comply with the requirements of the Act. The

remaining five requests had been approved, one of which was the transfer of ownership of land to a community transfer body and the others related to the lease of assets to community transfer bodies. There were no requests received for rights in land other than ownership or leases. A summary of the applications approved was provided within the report.

It was noted that during the reporting period, no appeals in terms of section 85, or reviews in terms of section 86, of the Act were received in respect of refusals or conditional acceptances of asset transfer requests, nor of delays in providing decision notices etc. In addition, there had been no reviews of decisions by the Scottish Ministers in terms of section 87 of the Act.

DECIDED: That the Community Asset Transfer Return 2018/19 be approved and published on the Council's website.

7 Lease of Property

7(a) 27 Byres Road, Elderslie

There was submitted a report by the Director of Finance & Resources relative to the proposed lease of the property at 27 Byres Road, Elderslie.

The report advised that Mr Arthur O'Malley had leased the property at 27 Byres Road, Elderslie, identified on the plan appended to the report, since December 2010 for use as a place of worship by East Gate Church and on occasion by a variety of community and charitable groups. The current rental was £1, if asked, and the lease operated on a short-term month-to-month basis. Mr O'Malley had requested security of tenure to facilitate investment in the property. Discussions had taken place with Mr O'Malley and the main terms and conditions of the lease, which were detailed in the report, had been agreed provisionally.

DECIDED: That the Heads of Property Services and Corporate Governance be authorised to conclude a new lease of the property at 27 Byres Road, Elderslie on the main terms and conditions detailed within the report.

7(b) 34a Foxbar Road, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed lease of the shop property at 34a Foxbar Road, Paisley.

The report advised that Mrs Susan Ku had leased the property at 34a Foxbar Road, Paisley, identified on the plan appended to the report, since 2007 for use as a hot food takeaway. The current annual rental fee, reviewed in May 2019, was £10,200 and the existing short-term lease was due to expire in April 2020. Mrs Ku had requested security of tenure. Discussions had taken place with Mrs Ku and the main terms and conditions of the lease, which were detailed in the report, had been agreed provisionally.

DECIDED: That the Heads of Property Services and Corporate Governance be authorised to conclude a new lease of the shop property at 34A Foxbar Road, Paisley on the main terms and conditions detailed within the report.

7(c) 9b Gilmour Street, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed lease of the property at 9b Gilmour Street, Paisley.

The report advised that the property at 9b Gilmour Street, Paisley, identified on the plan appended to the report, had been leased to Renfrewshire Council since 2015. Invest in Renfrewshire had taken a short-term licence of the premises for the purpose of having a retail outlet to support the new InCube business incubator facility. The original licence was procured in terms of delegated authority and operated on a monthly basis. It was proposed that a longer-term lease be entered into between the Council and landlord to reflect the nature of the occupation. Discussions had taken place and the main terms and conditions of the lease, which were detailed in the report, had been agreed provisionally.

DECIDED: That the Heads of Property Services and Corporate Governance be authorised to enter into a new lease on the terms and conditions outlined in section 4 of the report, for the premises at 9b Gilmour Street, Paisley, identified on the plan appended to the report.

8 Disposal of land adjacent to Kilbarchan Scout Hall, Steeple Street, Kilbarchan

There was submitted a report by the Director of Finance & Resources relative to the proposed disposal of land adjacent to Kilbarchan Scout Hall, Steeple Street, Kilbarchan.

The report advised that Kilbarchan Scout Group had expressed an interest in acquiring the Council's title for land, identified on the plan appended to the report, adjacent to the scout hall. The area of land, which was held on the General Services Account, comprised a total area of 401m² and was an area of open space comprising of a car parking area and grass verge. It was highlighted that currently the scouts owned the majority of the car park but access to the area was held by the Council. The proposed acquisition would facilitate an extension to the scout hall, improvement works to the hall building and clear ownership of the car parking area.

The Head of Planning & Housing had confirmed that the area of land had no operational requirement and he was not opposed to the land being declared surplus to the Council's requirements. Discussions had taken place with the scout group and a purchase price agreed subject to the ground being declared surplus to the Council's requirements by the Policy Board. It was noted that the Head of Property Services would utilise his delegated authority, in view of the value of the land, should it be deemed surplus by the Policy Board.

DECIDED:

- (a) That the area of land located adjacent to the Kilbarchan Scout Hall, Steeple Street, Kilbarchan, shown on the attached plan, be declared as surplus to requirements, with a view to disposing to the adjacent owner;
- (b) That the sale thereof to the Kilbarchan Scout Group, Kilbarchan, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers be authorised;
- (c) That the Head of Corporate Governance be authorised to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest; and
- (d) That it be noted that the Head of Planning & Housing would 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.

9 Disposal of land for Replacement Sub-station

There was submitted a joint report by the Chief Executive and Director of Finance & Resources relative to the proposed disposal of property, required for the creation of a replacement electricity sub-station, within the Advanced Manufacturing Innovation District Scotland (AMIDS).

The Board was reminded that that the City Deal Glasgow Airport Investment Area (GAIA) project comprised the re-alignment of Abbotsinch Road and Arran Avenue and Greenock Road/Inchinnan Road, a new bridge across the White Cart and improved facilities for cyclists and pedestrians aimed at improving connections between the Westway, Inchinnan and Airport Business Parks and as an enabler for the delivery of the Advanced Manufacturing Innovation District (AMIDS) a world-class business and commercial offering located around the Airport. The report also referred to other significant financial investment and development proposed in the surrounding area. The existing electricity sub-station at the junction of Abbotsinch Road/Greenock Road/Inchinnan Road required to be replaced and re-located to facilitate delivery of the new GAIA infrastructure. It was proposed that the Board declare property and land, identified on the plan appended to the report, as surplus to the Council's requirements and sell them together with associated servitude rights to SP Distribution plc.

DECIDED:

- (a) That the property outlined in red on the plan (number 613351422-(1)-002), appended to the report be declared surplus to the Council's requirements;
- (b) That the Property be sold to SP Distribution plc along with servitude rights over the area shaded blue on the plan, subject to the terms and conditions detailed within the report; and
- (c) That authority be granted to the Head of Corporate Governance in conjunction with the Head of Property Services to conclude the disposal of the Property as detailed in the Report.

10 Disposal of Barnbrock Farm

There was submitted a report by the Director of Finance & Resources relative to the ongoing review of Muirshiel Regional Park assets and, in particular, to the proposed disposal of the Park's former operational headquarters, Barnbrock Farm.

The report advised that during 2015 the Clyde Muirshiel Park Joint Committee had agreed to review assets and resources within the Park. A key outcome of the review had been to refocus service accommodation and provision from Barnbrock Farm to Castle Semple Visitor Centre owing to its improved accessibility and potential for enhancement. Barnbrock Farm was located approximately 5km north of Lochwinnoch, the rural site extended to 1.96 hectares and consisted of a farmhouse, office, storage facilities and a campsite. The Joint Committee recently declared Barnbrock Farm surplus to operational requirements and agreed that Renfrewshire Council arrange to market the site for sale.

It was noted that engagement with stakeholders had identified a desire for investment in Castle Semple Country Park and that LEADER funding had been granted to Renfrewshire Council in December 2018 to deliver a feasibility and design exercise to enhance visitor accommodation at Castle Semple Visitor Centre.

DECIDED:

- (a) That the decision taken by the Clyde Muirshiel Regional Park Joint Committee to declare Barnbrock Farm surplus to the Park's operational requirements be acknowledged;
- (b) That it be agreed that Barnbrock Farm be declared surplus to the Council's requirements and that the site be marketed for sale; and
- (c) That the concurrent project to enhance the visitor infrastructure at Castle Semple Visitor Centre be noted.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following items of business as it was likely, in view of the nature of the business to be transacted, that if members of the press and public were present, there would be disclosure to them of exempt information as defined in paragraphs 8 and 9 of Part I of Schedule 7A of the Local Government (Scotland) Act 1973.

11 Proposed land sale - Former school sites off Beith Road, Johnstone

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

12 Disposal of land within the Advanced Manufacturing Innovation District Scotland

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);