

Minute of Meeting

Infrastructure, Land and Environment Policy Board

| Date | Time | Venue |
|----------------------------|-------|--|
| Wednesday, 23 January 2019 | 13:00 | Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN |

Present

Councillor Jennifer Marion Adam-McGregor, Councillor Bill Binks, Councillor Stephen Burns, Councillor Jacqueline Cameron, Councillor Michelle Campbell, Councillor Carolann Davidson, Councillor Eddie Devine, Councillor Audrey Doig, Councillor Natalie Don, Councillor Neill Graham, Councillor John Hood, Councillor Karen Kennedy, Councillor James MacLaren, Councillor Cathy McEwan

Chair

Councillor McEwan, Convener, presided.

In Attendance

G McNeil, Director of Environment & Infrastructure; C Grainger, Planning & Performance Manager and B Walker, Depute Project Director - City Deal (both Chief Executive's Service); C Dalrymple, Regulatory and Enforcement Manager (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, M Higgenbotham, Development Manager and J Wallace, Roads Technical Officer (all Environment & Infrastructure); and J Lynch, Head of Property Services, F Hughes, Asset Manager, C Doogan, Energy Team Leader, D Farrell, Finance & Business Partner, R Devine, Senior Committee Services Officer and N O'Brien, Assistant Committee Services Officer (all Finance & Resources).

Declarations of Interest

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

1 Revenue Budget Monitoring Report

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Environment & Infrastructure and Communities, Housing & Planning Services in respect of services reporting to this Board for the period 1 April to 9 November 2018.

The report intimated that a range of management actions were currently being undertaken to address the budget pressures outlined within the report and detailed potential risks which could impact on the year-end break even forecast position.

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 in respect of services reporting to this Board for the period 1 April to 9 November 2018.

DECIDED: That the report be noted.

3 Operational Performance

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

The report provided updates in respect of the main projects and activities delivered by services within Environment & Infrastructure since the previous Policy Board meeting, together with performance updates, which summarised target and actual performance indicators and benchmarking targets under each of the key change themes.

It was proposed that in relation to waste services an update report be submitted to a future meeting of the Board in connection with the impact of the service changes implemented. This was agreed.

DECIDED:

(a) That the operational performance updates, detailed within the report, be approved; and

(b) That an update report be submitted to a future meeting of the Board in connection with the impact of the service changes implemented in respect of waste services.

4 Renfrewshire Council Carbon Management Plan 2014/20 - Update 2017/18

There was submitted an update report by the Director of Finance & Resources relative to progress achieved in delivering the Renfrewshire Council Carbon Management Plan 2014/20.

The Renfrewshire Council Carbon Management Plan 2014/20 (the Plan), approved at the meeting of the Council's former Planning & Property Board held on 11 November 2014, aimed to reduce, by March 2020, carbon emissions in Renfrewshire by 36% of the 2012/13 baseline. The Council had generated carbon emissions of 53,515 tonnes of carbon dioxide in the baseline year. The report advised that current progress after 2017/18 showed a reduction of 45.5% had been achieved and detailed measures that had contributed to the reduction in carbon emissions. It was highlighted that the programme of carbon reduction activities contained within the Plan not only delivered carbon reductions in accordance with the Climate Change Declaration but also delivered cost savings for the Council and positioned the Council well in terms of the Carbon Reduction Commitment - Energy Efficiency Scheme.

DECIDED: That the report be noted.

5 Scottish Food Enforcement Liaison Committee: Brexit Working Group

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the establishment by the Scottish Food Enforcement Liaison Committee of a Brexit Working Group (the Group).

The report advised that the Group had been set up to focus on and make recommendations relating to the potential impact of a "No Deal" exit from the European Union (EU) on areas of the food regulatory landscape. The terms of reference of the Group were detailed within the report together with the Council's responsibilities in terms of food exports and imports through Glasgow International Airport. The report noted that the Council would be represented on the Group and be involved in work to understand and influence the future shape of the regulatory landscape as it related to official controls and certification relating to food exports and imports.

DECIDED: That it be noted that Renfrewshire Council was part of the Working Group established by the Scottish Food Enforcement Liaison Committee and would be involved in the Group's work to understand and influence the future shape of the regulatory landscape as it related to official controls and certification of food exports and imports.

6 Vegetation Removal from Private Land

There was submitted a report by the Director of Environment & Infrastructure relative to the proposed adoption by the Council of a policy relating to the removal of vegetation from private land where it overhung and/or encroached the road causing danger, obstruction or interference to vehicles or pedestrians. A copy of the proposed Policy was appended to the report.

The report stated that the Council was able, in terms of the Roads (Scotland) Act 1984, to serve notice on land owners/occupiers to remove vegetation that encroached on the road causing danger, obstruction or interference to vehicles and pedestrians. The legislation enabled the Council to recover the costs of work where the landowner did not take the required action to cut-back the vegetation having been served with a notice and the Council subsequently intervened to carry out the works. It

was noted that in circumstances where the Council currently undertook such works the Council did not seek to recover costs. Adoption of the Policy would enable the Council to act in a consistent manner and to recover costs from landowners where they failed to take the required action and the Council subsequently undertook the works on their behalf.

DECIDED: That the Policy, a copy of which was appended to the report, to enable the Council to recover from landowners the costs incurred in undertaking works where vegetation was overhanging or encroaching the road and endangering, obstructing or interfering with the passage of vehicles, be approved.

7 Community Asset Transfer - Land within the On-X, Linwood

There was submitted a report by the Director of Finance & Resources relative to the proposed transfer of land, identified on the plan appended to the report, within the On-X, Linwood, in terms of the Community Empowerment (Scotland) Act 2015.

The report advised that a request had been received from Kilbarchan Amateur Athletics Club (also known as Kilbarchan Harriers) for an asset transfer of the land at On-X, Paisley, by way of a 30-year lease, to create a supporting sports facility. The land to be transferred was currently leased to Renfrewshire Leisure, who supported the request and were willing to relinquish their lease. The proposed terms and conditions of the lease were outlined within the report.

DECIDED:

(a) That the Head of Corporate Governance be authorised to accept a renunciation of part of the lease with Renfrewshire Leisure for the area of ground indicated on the plan attached to the report;

(b) That it be noted that the Community Asset Transfer Panel, chaired by the Head of Property Services, had been convened on 1 November 2018, and upon reviewing the application and supporting documentation, determined to support the proposal;

(c) That the Community Asset Transfer request be approved; and

(d) That the Head of Corporate Governance be authorised to conclude a 30-year lease of the land with Kilbarchan Amateur Athletics Club (also known as Kilbarchan Harriers) on the terms and conditions detailed within the report.

8 Community Asset Transfer Request - Land within Fountain Gardens, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed transfer of land, identified on the plan appended to the report, within Fountain Gardens, Paisley, in terms of the Community Empowerment (Scotland) Act 2015.

The report advised that a request had been received from the Star Project for an asset transfer of land at Fountain Gardens, Paisley, by way of a 30-year lease to create a community labyrinth. The proposed terms and conditions of the lease were outlined within the report.

DECIDED:

- (a) That the Community Asset Transfer request be approved; and
- (b) That the Head of Corporate Governance be authorised to conclude a 30-year lease with the Star Project on the terms and conditions detailed within the report.

9 Proposed Occupational/Leasing Agreements at Renfrewshire House for Scotland Excel

There was submitted a report by the Director of Finance & Resources relative to the proposed revision of the existing occupational/leasing agreements with Scotland Excel in respect of Renfrewshire House, Paisley.

The report advised that Scotland Excel had requested the revision of their current occupational arrangement for Renfrewshire House to obtain additional space. Currently Scotland Excel occupied the majority of the north wing on the fourth floor of Renfrewshire House. Communities, Housing & Planning Services' staff occupied the remainder of the floor. It was proposed, that in the event the Board approved the revised occupational/leasing agreements, that Scotland Excel would occupy the entire north wing of the fourth floor of Renfrewshire House. The report highlighted that Renfrewshire Council, as lead authority for Scotland Excel, would ordinarily procure and maintain Scotland Excel's leasing arrangement in the name of Renfrewshire Council however as the Council was unable to lease property to itself the Head of Property Services and Head of Corporate Governance would require to consider potential suitable alternative arrangements. The provisionally agreed terms and conditions of the revised occupational/leasing agreements were detailed within the report.

DECIDED:

- (a) That the Head of Property Services and the Head of Corporate Governance be authorised to conclude an appropriate revised occupational agreement or leasing arrangement over appropriate premises, within Renfrewshire House, to accommodate Scotland Excel;
- (b) That the actual location/size of the space which would ultimately be occupied by Scotland Excel within Renfrewshire House, be recognised and that it be noted that the fitting out and costings might change marginally to reflect ongoing Council/Scotland Excel priorities; and
- (c) That the Head of Governance be authorised to formally implement the provisionally agreed terms and conditions detailed within the report.

10 Former Foxbar Civic Amenity Site, Leitchland Road, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed lease of the former Foxbar Civic Amenity Site, Leitchland Road, Paisley. A copy of plan E1956, which was appended to the report, identified the land to be leased.

The report stated that as part of the Council's redesign of civic amenity operations and the opening of the improved civic amenity hub at Underwood Road, the Leitchland

Road Amenity Site had been deemed surplus to requirements and closed in 2014. Thereafter the site had been cleared and marketed for lease. An application to lease the site had been received and details of the proposed terms and conditions of the lease were contained within the report.

DECIDED: That the Head of Property Services and the Head of Corporate Governance be authorised to conclude a lease of the former Foxbar Civic Amenity Site, Leitchland Road, Paisley, on the basis of the terms and conditions detailed in the report.

11 Disposal of Land at Millarston Drive, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed sale of land at Millarston Drive, Paisley to Link Housing Association. A copy of plan E2806, which was appended to the report, identified the land proposed for sale.

The report advised that the Strategic Housing Investment Plan, approved at the meeting of the Communities, Housing & Planning Policy Board held on 7 November 2017, detailed how investment in affordable housing would be targeted to achieve the objectives of the Local Housing Strategy. Community Planning partners, including the housing associations operating in Renfrewshire, had been consulted on the Plan prior to approval. Link Housing Association had been identified within the Strategic Housing Investment Plan as the partner for the development of the site at Millarston Drive, Paisley, identified on plan E2806. The Housing Association had developed proposals to construct approximately 92 new homes on the site and the proposed terms and conditions of the sale were detailed within the report.

DECIDED: That the Head of Property and Head of Corporate Governance be authorised to dispose of the land at Millarston Drive, Paisley, identified on plan E2806 appended to the report, to Link Housing Association on the terms and conditions detailed within the report.

12 Disposal of Land at Skye Crescent, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed sale of land at Skye Crescent, Paisley to Sanctuary Housing Association. A copy of plan E2805, which was appended to the report, identified the land proposed for sale.

The report advised that the Strategic Housing Investment Plan, approved at the meeting of the Communities, Housing & Planning Policy Board held on 7 November 2017, detailed how investment in affordable housing would be targeted to achieve the objectives of the Local Housing Strategy. Community Planning partners, including the housing associations operating in Renfrewshire, had been consulted on the Plan prior to approval. Sanctuary Housing Association had been identified within the Strategic Housing Investment Plan as the partner for the development of the site at Skye Crescent, Paisley, identified on plan E2805. The Housing Association had developed proposals to construct approximately 130 new homes on the site and the proposed terms and conditions of the sale were detailed with the report.

DECIDED: That the Head of Property and the Head of Corporate Governance be authorised to dispose of the land at Skye Crescent, Paisley, identified on plan E2805 appended to the report, to Sanctuary Housing Association on the terms and conditions detailed within the report.

13 Land at Bridge Isle, Inchinnan Road, Renfrew

There was submitted a report by the Director of Finance & Resources relative to the proposed transfer of land at Bridge Isle, Inchinnan Road, Renfrew. Copies of plans E2799 and E2800, which were appended to the report, identified the land involved.

The Glasgow Airport Investment Area Project was part of the Glasgow City Region City Deal and comprised new alignment and upgrading of the existing Abbotsinch Road shared cycleway/footpath on both sides of the new and upgraded road, improvements to the existing junctions at Abbotsinch Road, A8 Greenock Road, A8 Inchinnan Road junctions, the Arran Avenue/Abbotsinch Road roundabout and connections to existing cycleways and core paths. These works aimed to provide the infrastructure and environmental improvements necessary to deliver the vision of creating an internationally-recognised centre for innovation, research and advanced manufacturing within a world-class business and commercial location centred on an international airport providing up to 10,000 new jobs.

The report proposed that an area of woodland and grass located between the former Netherton Farm and land south of the Inchinnan Bridge which was held on the Council's General Services Account and identified on plan E2799 be declared surplus to requirements and subsequently transferred to the adjoining owner in exchange for land, identified on plan E2800 to facilitate the construction of a new segregated cycleway/footpath from the Bascule Bridge to the realigned Abbotsinch Road, where it would connect into the larger Glasgow Airport Investment Area project. In terms of the Council's Scheme of Delegation the Head of Property Services would negotiate terms and conditions for the transfer of the land retaining a servitude right.

DECIDED:

(a) That the area of land located at Isle Bridge, Inchinnan Road, Renfrew be declared as surplus to requirements;

(b) That the transfer of the area of land located at Isle Bridge, Inchinnan Road, Renfrew to the adjoining owner in exchange for land required from them, identified on plan E2800, as part of the City Deal, Glasgow Airport Investment Area Project be authorised on the terms and conditions approved by the Head of Property Services; and

(c) That the Head of Corporate Governance be authorised to conclude the transfer incorporating into the bargain such terms and conditions as may be deemed appropriate.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following item 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.

14 Proposed Land Sale - Former School Site off Beith Road, Johnstone

There was submitted a report by the Director of Finance & Resources relative to the proposed sale of the former school sites off Beith Road, Johnstone.

The report provided details of the marketing initiative undertaken and offers received, together with an analysis of each offer.

DECIDED:

(a) That the Director of Finance & Resources be authorised to accept the preferred offer for the site in the best financial and other interests of the Council and subject to any other terms and conditions as are considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the interests of the Council; and

(b) That it be noted that if missives cannot be progressed to conclusion with the preferred offeror that an approach be made to the second placed alternative preferred offeror to seek to conclude a sale failing which the land will be formally marketed at a suitable future date.