

Notice of Meeting and Agenda

Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 31 August 2022	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 John Hood:
Councillor James MacLaren: Councillor Janis McDonald: Councillor John McNaughtan:
Councillor Will Mylet: Councillor Iain Nicolson: Councillor Ben Smith:

Hybrid Meeting

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

Webcasting of Meeting

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

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

Members of the Press and Public

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

Items of business

Apologies

Apologies from members.

Declarations of Interest

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

- | | | |
|----------|---|----------------|
| 1 | Revenue and Capital Budget Monitoring as at 24 June 2022 | 5 - 13 |
| | Joint report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing. | |
| 2 | Operational Performance Report | 14 - 20 |
| | Report by the Director of Environment & Infrastructure. | |
| 3 | Winter Maintenance and Severe Weather Plan for 2022 – 2027 | 21 - 53 |
| | Report by the Director of Environment and Infrastructure. | |
| 4 | Clyde Muirshiel Regional Park – member appointment to Liaison Groups | 54 - 56 |
| | Report by the Chief Executive. | |
| 5 | Community Asset Transfer policy – procedure update | 57 - 60 |
| | Report by the Chief Executive. | |
| 6 | Proposed Compulsory Purchase Powers, UK Government Levelling Up Fund – AMIDS South | 61 - 71 |
| | Report by the Chief Executive. | |
| 7 | Renfrewshire Community Meals Service – Lease Renewal | 72 - 75 |
| | Report by the Chief Executive. | |
| 8 | Lease extension with alterations, former Bridge of Weir Library, 63 Main Street, Bridge of Weir. | 76 - 78 |
| | Report by the Chief Executive. | |

9	5 Year Lease of Shop at 28 MacDowall Street, Johnstone	79 - 82
	Report by the Chief Executive.	
10	Shop at 37 George Street, Paisley	83 - 86
	Report by the Chief Executive.	
11	Shop at 46 Foxbar Road, Paisley	87 - 90
	Report by the Chief Executive.	
12	Shop at 1 Howe Street, Paisley	91 - 94
	Report by the Chief Executive.	
13	Disposal of Land adjacent to 123 Glencoats Drive, Paisley	95 - 98
	Report by the Chief Executive.	
14	Disposal of Woodlands Bowling Club, Brediland Road, Linwood	99 - 102
	Report by the Chief Executive.	
15	Disposal of land from Paisley Common Good, Bridge Street, Paisley	103 - 109
	Report by the Chief Executive.	



To: Infrastructure, Land and Environment Policy Board

On: 31 August 2022

Report by: Director of Finance & Resources, Director of Environment and Infrastructure & Director of Communities and Housing

Heading: Revenue and Capital Budget Monitoring as at 24 June 2022

1. Summary of Financial Position

- 1.1. The projected Revenue outturn as at 31 March 2023 for Infrastructure, Land and Environment is an overspend position of £2.350m (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.
- 1.3. 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 Core £000	Total Projected Outturn £000	Budget Variance (Adv)/Fav £000	Budget Variance %
Environment & Infrastructure	30,597	32,947	32,947	(2,350)	-7.7%
Communities and Housing (Regulatory Services)	1,775	1,775	1,775	0	0.0%
Total	32,372	34,722	34,722	(2,350)	-7.3%

Table 2: Capital					
Division	Revised Annual Budget £000	Projected Outturn Core £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Environment and Infrastructure	21,273	21,273	21,273	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 £2.350m (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 FARCS Board incorporates the overspend position reflected in this report.
- 3.4. The main reasons for the projected outturn position are indicated below, with the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget). The main drivers are the loss of parking income, as has been the case since the beginning of the pandemic and the refuse collection costs that are largely driven by inflationary costs and absence cover as a result of annual leave being carried forward from during the pandemic.

4. Revenue Budget Adjustments

- 4.1 Budget adjustments totalling £564,000 and in the main relate to the Clyde Valley Waste indexation increase (£300k) and a non recurring allocation in

relation to fly tipping (£162k) as agreed by Council in March 2022. The remainder are related to smaller budget adjustments.

5. Capital

- 5.1. The Capital Investment Programme 2022/23 to 2026/27 was approved by the Council on 3rd March 2022.
- 5.2. The Capital Monitoring report at Appendix 2 indicates adjustments in the approved capital programme of £3.590m. This mainly arises to reflect new grant funding and budget brought forward from 2021/22.
- 5.3. The projected out turn at 31 March 2023 is for a breakeven position. The Active Travel Route from Renfrew Riverside to Paisley Town Centre has incurred costs of £0.758m above the original budget. However, £0.558m of this will be met by grant funding within the C.W.S.S and Strathclyde Passenger Transport. An underspend of £0.200m within the Bridge Strengthening programme in relation to Wright Street will result in an overall breakeven position.
- 5.4. 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 £3.590m have arisen which reflect the following:

Net budget reprofiled from 2021-22 to 2022-23 (£1.660m) to reflect updated cash flows for the following projects;

- Roads Footways (-£0.028m);
- Safe Road Crossing (£0.191m);
- Vehicle Replacement Programme (£0.093m);
- Bridge Assessment/Strengthening (£0.038m);
- Light Columns Replacement (£0.404m);
- Traffic Management (£0.083m);
- Parks Improvement Programme (£0.097m);
- Improvement to Outdoor Access (£0.355m);
- Improvements to Cemetery Estate (£0.79m);
- Underwood Road Depot Improvements (£0.002m);
- Renfrew Riverside to Paisley Travel Route (£0.032m);
- Renewal of Play Parks (£0.158m);
- Nature Restoration Fund (£0.156m).

Budget Increases in 2022-23 (£1.830m):

- Cycle Walking Safer Streets (£0.364m) for increase in Scottish Government grant funding;
- Vehicle replacement Programme (£0.060m) for Transport Scotland grant for electric vehicle charging infrastructure;
- Recycle Improvement Fund (£0.346m) for grant awarded by Zero Waste Scotland for recycling infrastructure and equipment;
- Strathclyde Passenger Transport Grant (£1.060m).

Budget Transfers in 2022-23 (£0.100m)

- Improvement to Cemetery Estate (£0.100m) transferred from Strategic Asset Management Fund as approved by Council on 3rd March 2022.

Implications of this report

1. **Financial** – The projected budget outturn position for Infrastructure, Land and Environment Revenue budget is an overspend of £2.350m.

The projected outturn position for Infrastructure, Land and Environment Services' Capital budget is an overspend of £0.758m. 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 3rd March 2022

The Capital Investment Programme 2022/23 to 2026/27 approved on the Council on 3rd March 2022.

Authors: Director of Finance & Resources, Director of Environment & Infrastructure and Director of Communities & Housing

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 24 June 2022

POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT

Objective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget P3	Projected Outturn Core Business	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	%	£000	£000
Directorate and Service Co-ordination	1,244	0	1,244	1,244	1,244	0	0.0%		0
Refuse Collection	5,304	(71)	5,233	6,632	6,632	(1,399)	(26.7%)		(1,399)
Household Waste Recycling Centres	686	80	766	892	892	(126)	(16.4%)		(126)
Refuse Disposal	7,266	336	7,602	7,450	7,450	152	2.0%		152
Streetscene	5,877	162	6,039	6,070	6,070	(31)	(0.5%)		(31)
Sustainability and Place	602	0	602	573	573	29	4.8%		29
Fleet Services	(177)	0	(177)	(159)	(159)	(18)	(10.2%)		(18)
Social Transport	1,719	0	1,719	1,599	1,599	120	7.0%		120
Roads Operations	2,542	109	2,651	2,752	2,752	(101)	(3.8%)		(101)
Infrastructure and Assets	1,887	0	1,887	1,864	1,864	23	1.2%		23
Transportation & Development	1,103	(109)	994	994	994	0	0.0%		0
Parking of Vehicles	(1,131)	0	(1,131)	(132)	(132)	(999)	(88.3%)		(999)
Strathclyde Partnership for Transport Requisition	3,168	0	3,168	3,168	3,168	0	0.0%		0
Regulatory Services	1,718	57	1,775	1,775	1,775	0	0.0%		0
NET EXPENDITURE	31,808	564	32,372	34,722	34,722	(2,350)	(7.3%)	0	(2,351)

Objective Heading	Key Reasons for Projected Variance
Refuse Collection	The over spend in the main relates to increased costs relating to fuel cost increases. There is also an expected overspend on the supply of household bins which is partly due to increased prices and reduced demand in special uplift income. In addition, due to high levels annual leave carried forward as a result of the pandemic, additional overtime is being incurred in order to cover this from an operational perspective.
Household Waste Recycling Centres	In the main, the overspend is in relation to transport related costs as a result of increased fuel prices and external vehicle hires.
Refuse Disposal	The current projected position relates to reduced levels of waste being disposed of and are expected to continue for the remainder of the financial year resulting in an underspend on the Clyde Valley Waste contract. In addition, income is expected to over recover this financial year due to income for mixed plastics, cans and glass now expected this financial year. However, this will be closely monitored through the year.
Social Transport	Due to a reduction in social transport requirements, it is expected that the service will underspend this financial year. However, it should be noted that this will be monitored throughout the financial year and any changes will be reported to future boards.
Parking of Vehicles	Off street parking charges have been reintroduced for a number of months, however on and off street parking income and fine recovery remain significantly lower than pre pandemic levels and this is expected to remain until the end of the current financial year.

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 24 June 2022

POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT

Subjective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget P3	Projected Outturn Core Business	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000's	£000's	£000's	£000's	£000's	£000's	%	£000's	£000's
Employees	22,738	341	23,079	23,485	23,485	(406)	(1.8%)		(408)
Premises Related	1,089	0	1,089	1,190	1,190	(101)	(9.3%)		(101)
Transport Related	5,970	70	6,040	7,125	7,125	(1,085)	(18.0%)		(1,085)
Supplies and Services	12,130	226	12,356	12,870	12,870	(514)	(4.2%)		(514)
Third Party Payments	3,200	(3)	3,197	3,198	3,198	(1)	0.0%		(1)
Transfer Payments	111	0	111	126	126	(15)	(13.7%)		(15)
Support Services	39	0	39	44	44	(5)	(13.1%)		(5)
Depreciation and Impairment Losses	0	0	0	0	0	0	0.0%		0
GROSS EXPENDITURE	45,277	634	45,911	48,038	48,038	(2,127)	(4.6%)	0	(2,129)
Income	(13,469)	(70)	(13,539)	(13,316)	(13,316)	(223)	(1.6%)		(223)
NET EXPENDITURE	31,808	564	32,372	34,722	34,722	(2,350)	(7.3%)	0	(2,351)

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
1st April to 24th June 2022
POLICY BOARD: INFRASTRUCTURE, LAND & ENVIRONMENT

Project Title	Prior Years Expenditure to 31/03/2022* £000	Current Year 2022-23						Full Programme - All years			
		Approved Budget 2022-23 £000	Budget Adjustments in 2022-23 £000	Revised Budget 2022-23 £000	Projected Outturn 2022-23 £000	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-27 £000	Projected Outturn to 31-Mar-27 £000	Budget Variance (Adverse) or Favourable	
ENVIRONMENT & INFRASTRUCTURE											
Cycling, Walking & Safer Streets (Funded by Specific Con	0	785	364	1,149	1,149	0	0%	1,399	1,399	0	0%
Roads/Footways Upgrade Programme	15,584	11,068	(28)	11,040	11,040	0	0%	39,180	39,180	0	0%
Safe Road Crossing	59	0	191	191	191	0	0%	250	250	0	0%
Vehicle Replacement Programme	0	2,257	153	2,410	2,410	0	0%	2,409	2,409	0	0%
Bridge Assessment/Strengthening	0	481	38	519	319	200	39%	520	320	200	38%
Lighting Columns Replacement	0	560	404	964	964	0	0%	964	964	0	0%
Traffic Management	0	100	83	183	183	0	0%	183	183	0	0%
Core pathways & cycle network	62	138	0	138	138	0	0%	200	200	0	0%
Parks Improvement Programme	2,142	63	97	160	160	0	0%	2,302	2,302	0	0%
Improvements to Outdoor Access and Play Area Program	264	1,100	355	1,455	1,455	0	0%	1,718	1,718	0	0%
Multi Purpose Bins	60	20	0	20	20	0	0%	80	80	0	0%
Improvements to Cemetery Estate	1,220	141	179	320	320	0	0%	1,541	1,541	0	0%
Underwood Depot - Workshop Improvements	320	0	2	2	2	0	0%	322	322	0	0%
Clyde Mission Fund - Renfrew Riverside to Paisley TC Active Travel Route	33	970	32	1,002	1,202	(200)	-20%	1,035	1,235	-200	-19%
Renewal of Play Parks	0	0	158	158	158	0	0%	158	158	0	0%
Nature Restoration Fund	1	0	156	156	156	0	0%	157	157	0	0%
Recycle Improvement Fund	0	0	346	346	346	0	0%	346	346	0	0%
Strathclyde Partnership Transport	0	0	1,060	1,060	1,060	0	0%	1,060	1,060	0	0%
TOTAL INFRASTRUCTURE, LAND & ENVIRONMENT BOARD	19,745	17,683	3,590	21,273	21,273	0	0%	53,824	53,824	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.

Objective Heading	Key Reasons for Potential Variance
Clyde Mission Fund - Renfrew Riverside to Paisley TC Active Travel Route	The volume of material to be removed from the site was greater than originally estimated resulting in costs £758k above original estimate. These costs will be met by grant funding from CWSS and SPT as well as an underspend in the Bridge Strengthening project for works at Wright Street.



To: Infrastructure, Land and Environment Policy Board

On: 31 August 2022

Report by: Director of Environment & Infrastructure and

Heading: Operational Performance Report

1. Summary

- 1.1 This report provides an overview of key service activities since the last Policy Board report on 15 June 2022 and an operational performance update on the services and key projects delivered during this period.
- 1.2 Operational Services have continued on a 'business as usual' basis while working within Covid-19 restrictions. All required safety measures are in place and are now well established.
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2. Recommendations

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

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

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

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

4. Fleet, Roads and Transportation

4.1 Fleet Services

Fleet Services have taken delivery of three new vehicles; two for StreetScene and new one for the roads service. Compared to the previous vehicles, these use modern technology to provide greater fuel efficiency, reduced carbon impact and will cost less to maintain, also they're design reduces working at height and other Health & Safety risks for operatives that use them.

4.2 Paisley Town Centre Car Parking

In line with the Scottish Government's guidance on living with Covid in the months ahead and rebuilding for a better future, in order to assist businesses, retail and communities transition, there will be no change to the pilot parking arrangements in Paisley Town Centre with 3 hours free parking within 8 car parks continuing to remain in place until the end of March 2023 to allow a further review of where Renfrewshire is with the pandemic over the winter months.

4.3 #YouDecide

- 4.3.1 The engagement with the communities has been a positive experience with communities and individuals contributing 2,843 ideas. This initial list has been shortlisted to approximately 100 ideas. A similar engagement exercise to that carried out in Phase 1 will take place to encourage communities across Renfrewshire to vote for projects in their local area.

- 4.3.2 Officers are finalising the voting process with a view to the shortlisted ideas going to a public vote in September 2022.

4.4 Active Travel Update

- 4.4.1 The Paisley to Renfrew riverside cycle and pedestrian route started the build phase in late January 2022. The section from Abercorn Street towards Wright Street is nearing completion and the connection southwards to the Paisley Central Retail Park off Renfrew Road is underway. The next phase heads on-road to Renfrew and some contractor design elements will be the subject of public notification in due course. The project will provide an important active travel link from Paisley Gilmour Street Station all the way to the River Clyde.

4.4.2 Smarter Choices, Smart Places

Environment & Infrastructure Services have been working with schools and communities to implement new Active Travel projects as part of the Smarter Choices, Smarter Places funding programme:

Beat the Street

Following the success of the Beat the Street Villages Game, which ran from August to October 2021 in a number of our villages. Around 7,000 participants, schools and community groups benefitted from being encouraged to travel actively by feeling fitter and being given vouchers for local businesses as rewards, Beat the Street has been launched again in Paisley and runs until mid-October. The project aims to increase people's activity levels, improve health and promote behavioural change. "Beat the Street" is focused around a 6-week game, scheduled to take place across Paisley. We are working in partnership with OneRen to promote the project in schools and local communities.

Not far? Leave the Car

The Beat the Street Project is linked to the Not Far? Leave the Car campaign which similarly rewards participants for making behavioural changes through a downloadable app and leaving the car at home in favour of getting more active. The Council's communications team has worked closely with the organiser Better Points and a specialist consultant to engage with businesses to make lasting connections. This work is in the hope that the long-term profitability of businesses in Renfrewshire is aided after the effects of the pandemic. Similarly, Council staff have also been targeted and encouraged to use the app for their own health and wellbeing and to reduce their dependence on the car. A further update will be provided to a future Board.

- 4.4.3 Council and SPT funds have provided a significant investment in Pedestrian Crossing installations, the most recently completed at Houston Road and Penilee Road. Officers continue to work with Scottish Power to energise a crossing at Barrhead Road. All these crossings are part of a programme to address concerns over crossing safety and speeding at locations around schools, nurseries and key junctions in towns and villages.

5. Parks Investment

- 5.1 Maxwellton Park play area contract was awarded late December 2021 but was subject to equipment manufacturing delays. The play area upgrade was completed in July.
- 5.2 Five contracts awarded early March 2022 for play area renewal have now all been successfully completed at
- Morar Drive, Paisley;
 - Durrockstock Park, Paisley;
 - Ellerslie Street, Johnstone;
 - Tinto Square, Renfrew; and
 - Ben Lawers Drive (Hawkhead Park), Paisley.
- 5.2.1 In addition construction works at East End Park, Paisley have been undertaken. The park will open to the public following final stages of the works and post installation inspections.

5.2.2 A seventh contract awarded for Lochwinnoch Park is scheduled to start late August 2022.

5.3 Following a second successful tender exercise in June 2022, a further six play area renewal contracts have been awarded for;

- Campbell Street, Renfrew
- Crags Park, Paisley
- Elm Drive & Sycamore Avenue, Johnstone
- Ardgryffe Park, Houston
- Churchill Drive, Bishopton
- Dunvegan Avenue, Elderslie

It is anticipated that installation of these new play areas will start from October 2022 and be complete by the end of the calendar year.

5.4 Work has begun on specifying works for play areas identified for refurbishment outlined in the August 2021 report to this board. Initial work will look at refurbishment of Howwood Park Toddler / Junior, Houston Public Park, Moss Road Park and Inchinnan Playing Field play areas.

5.5 Work at Barshaw Pond has been complete. The pond has been allowed to fill naturally to protect the fish. Water levels are safe but remain low at present. A treatment plan for algae and pond weed growth has been established.

5.6 Friends of Barshaw Park have received planning consent and a licence to occupy the walled garden and adjacent area. The work for the community garden commenced on 14 July and is expected to take 6 weeks to complete.

5.7 The service continues to engage with the Friends of Robertson Park. The request for a licence to occupy has been submitted to Estates.

5.8 Lawn Tennis Association announced a fund in October 2021 to support the refurbishment of park tennis courts throughout the UK. The Council submitted an expression of interest in December 2021 and commenced work to produce a bid request to the fund with the LTA in May 2022. This was following the formal opening of the fund and the appointment of a Park Investment Delivery Officer for Scotland. This required detailed survey work to be completed in two sites namely Robertson Park, Renfrew and Brodie Park, Paisley. The surveys have now been completed and a bid has been submitted in principle to the fund, subject to appropriate Council approvals. The LTA are also looking at the potential of the courts in Johnstone to see if they would be feasible to refurbish.

There will be a requirement to complete a joint business case in Partnership with One Ren who will be required to manage and maintain the courts following refurbishment. A future joint board report will be prepared to ensure appropriate approvals have been sought in advance of accepting any funding from LTA.

6. Climate Change

6.1 Electric Vehicle Charge Points

Ground works have been completed on the EV Charging Hub at Stow Brae Car Park. The connection by Scottish Power will provide the first element of the regeneration works planned for Causeyside Street and provide the local community with twelve electric vehicle charging bays.

EV charge points at Johnstone Sports Hub have had their final commissioning by our contractor Swarco and are now live. The EV charge points at Bridge Street car park have been connected to the Scottish Power supply.

6.2 Biodiversity

Wildflower corridors/areas at the following areas have bloomed and are providing both a range of colour and increased pollinator species.

- Paisley - Linwood Road
- Paisley, St James's - Greenock Road
- Erskine - A726
- Paisley - Glenburn Road
- Johnstone - Spateston

A number of the seeds in the wildflower mix require a frost as part of their germination process so there will be a further increase in both the splash of colour and the pollination in coming years.

Spateston ELC were fully involved in the sowing of the wildflower area adjacent to the nurseway and worked alongside the Biodiversity Officer. The collaboration has been a huge success.

7 Team Up to Clean Up

- 7.1 The new Environmental Taskforce, another collaboration between Communities & Housing and Environment & Infrastructure is set to support and increase the effectiveness of the Team Up to Clean Up Campaign. Dedicated staff from both StreetScene and the Community Safety Partnership will ensure presented bags and flytipping are promptly removed and instances of flytipping are fully investigated. A suite of new cameras are being installed at identified hotspot locations across Renfrewshire to detect offenders. The Environmental Taskforce will work under the Team Up to Clean Up banner and aim to reduce flytipping across the authority.

The Campaign is still steadily growing with over 4,000 community members and volunteers engaging, celebrating their work and arranging to meet up to tackle larger, more complicated spaces. The StreetScene Operatives are also communicating and enjoying dialogue with volunteers, the volunteers are appreciating the support of the people behind the work.

- 7.2 Since June there have been community 607 clean ups reported, 2,618 bags of litter removed from communities with 658 volunteers participating. The Provost,

Councillor Cameron, has kindly issued “Thank you” notes to volunteers acknowledging their efforts in cleaning some large scale, heavily littered and flytipped areas.

8. Waste and Recycling Services

- 8.1 Following a second application, £346,107 of funding has been secured from the Scottish Government’s Recycling Investment Fund. This will be utilised to improve the infrastructure within our HWRC sites to facilitate better separation of materials by site users and improve our recycling rates.
- 8.2 An additional 16,000 households across Renfrewshire are moving to the co-mingled garden and food waste collection service. These households have previously been on a food waste only collection service. The required bins will be rolled out in September, with ward members updated in advance on details within their ward, along with householders. The Council will benefit from a reduction in kilometres travelled, subsequently reducing the carbon footprint of the waste collection service.
- 8.3 In early 2022, Waste Services together with support from Soft FM and Children’s Services undertook a review of existing school recycling infrastructure. An analysis of waste arisings from schools showed that low levels of recycling were being achieved. The Waste Service made recommendations on the actions required to facilitate improvements. New internal and external infrastructure is being rolled out to all establishments during the Autumn to enable staff and pupils to maximise recycling. This will be supported by new user guides and a presence within schools by waste advisers and will improve the councils overall recycling. This project will benefit the community by reducing the carbon footprint of waste as there will be an increased quantity and better quality of material collected for recycling.
- 8.4 Circular Economy
The Scottish Government is currently consulting on their proposals for a Route Map to deliver a circular economy in Scotland and on proposals for legislation in a Circular Economy Bill. The Route Map sets out how the Government intends to deliver their system-wide, comprehensive vision. It also outlines tangible actions that can be taken to accelerate progress and the tools that will be put into place to enable everyone to play their part. The legislative proposals will provide powers to achieve these goals. Renfrewshire Council has submitted a response to these complimentary consultations and copies of the response can be obtained from the service.

Implications of the Report

- 1. Financial** – There are ongoing challenges with the impact of COVID and cost of living pressures, these are captured in the financial outturn report presented in a separate paper to this policy board.
- 2. HR & Organisational Development** – None

3. Community & Council Planning

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

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

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

4. Legal – None

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

6. Information Technology – None

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

8. Health & Safety – None

9. Procurement – None

10. Risk – CRMG are continuing to review the Council's risk profile in light of the coronavirus pandemic.

11. Privacy Impact – None

12. CoSLA Policy Position – None

13. Climate Risk – The Council continues to explore opportunities to secure external funding to deliver sustainable, green infrastructure projects.

List of Background Papers: none

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To: INFRASTRUCTURE, LAND AND ENVIRONMENT POLICY BOARD

On: 31 AUGUST 2022

Report by: DIRECTOR OF ENVIRONMENT & INFRASTRUCTURE

Heading: WINTER MAINTENANCE AND SEVERE WEATHER PLAN 2022 – 2027

1. Summary

- 1.1 This report details the Council's Winter Maintenance and Severe Weather Plan for 2022 – 2027 and reflect the preparations and operational arrangements for the 2022/23 winter period for ensuring Renfrewshire's road network, footpaths and schools are accessible during the winter, to support the economy and connecting people with jobs, learning and social needs.
- 1.2 The Winter Maintenance and Severe Weather Plan sets out the preventative and reactive activities that happen over the winter period. The Plan also details the Council's approach to incidents of excessive rainfall which can give rise to flooding events in Renfrewshire.
- 1.3 As part of the Plan, a review of the Council's Winter Maintenance Activities has been carried out, including the reciprocal arrangements that exist between Renfrewshire Council and our neighbouring authorities.
- 1.4 Recognising the potential impacts Covid-19 may continue to have on our workforce and the potential for impacts on our resilience, a mutual aid protocol has been agreed between the 9 Glasgow City Region authorities. The mutual aid arrangement recognises the importance of collaborative working and ensures that arrangements are in place for authorities to support each other during any periods whereby operational activities may be impacted.
- 1.5 The Plan has been developed taking into account the experience gained from the conditions of previous winters and recent developments in winter service best practice

to ensure coordination and consistency of the response provided by Environment & Infrastructure services.

- 1.6 Although a 5 year Plan, the Service will provide regular progress updates to the Policy Board through the Operational Performance reports and should there be any significant changes required to the Plan a revised version will be submitted to the Policy Board for approval.

2. Recommendations

- 2.1 It is recommended that the Infrastructure, Land and Environment Policy Board approves the Winter Maintenance and Severe Weather Plan 2022 – 2027, as set out at Appendix 1 to this report.

3. Background

- 3.1 Renfrewshire Council has a statutory obligation under section 34 of the Roads (Scotland) Act 1984 to take such steps as it considers reasonable to prevent snow and ice endangering the safe passage of pedestrians and vehicles over public roads. This applies to adopted carriageways, footways, footpaths and pedestrian precincts for which the Council is responsible. The official winter period is considered to be the beginning of October to the end of April.
- 3.2 The Winter Maintenance and Severe Weather Plan sets out the Council's duties and responsibilities with regards to our response to periods of adverse weather in Renfrewshire. The objective of the plan is to:
- Allow the safe passage of vehicles and pedestrians,
 - Minimise delays caused by winter weather,
 - Ensure that all road operations are carried out safely, and
 - Ensure that appropriate proactive and reactive maintenance arrangements are in place to minimise disruption to our communities.
- 3.3 The plan is not exhaustive and does not cater for every unique set of weather conditions, however it provides a framework for operational responsibilities whilst still providing flexibility in the response to severe weather incidents.

Implications of the Report

1. **Financial** – Met from within existing resources
2. **HR & Organisational Development** – None
3. **Community / Council Planning**

Creating a sustainable Renfrewshire for all to enjoy – The Winter Maintenance Plan aims to ensure that pedestrians and motorists in Renfrewshire are protected during

periods of adverse weather minimising disruption and ensuring all road operations are carried out safely.

4. **Legal** – None.
5. **Property/Assets** – None
6. **Information Technology** – None.
7. **Equality & Human Rights** - The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **CoSLA Policy Position** – none
13. **Climate Risk** – none

List of Background Papers: None

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Renfrewshire Council Winter Maintenance and Severe Weather Plan

2022 - 2027



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1. Policies and Responsibilities

1.1 Statutory Requirements

- Under Section 34 of the Roads (Scotland) Act 1984, the Council has a statutory obligation to take steps as it considers reasonable, to prevent snow and ice endangering the safe passage of pedestrians and vehicles over public roads.
- This applies to all adopted carriageways, footpaths, footways and pedestrian areas for which the Council is responsible for
- This Winter Maintenance and Severe Weather Plan is prepared in the context that not every carriageway and footway will be treated during every period of adverse weather, however a risk based approach is adopted which demonstrates that we are taking reasonable steps to keep the public safe during winter periods.
- The aims of the Winter Maintenance and Severe Weather Plan are to ;
 - Ensure the necessary preparations and responses are deployed, and
 - Protect the public and minimise disruption to the road network.

1.2 Roles and Responsibilities

- The strategic responsibility for the effective delivery of the Winter Maintenance and Severe Weather Plan sits with the Head of Operations & Infrastructure.
- The operational preparations and implementation of the Plan are overseen by the management team within Infrastructure and Transportation.
- The operational responsibilities include;
 - Reviewing and implementing the Winter Maintenance and Severe Weather Plan,
 - Implementing reciprocal arrangements with neighbouring authorities,
 - Designating the priority routes for treatment during periods of adverse weather,
 - Ensuring that the Winter Maintenance Supervisors are supported with the correct resources to deliver the Winter Maintenance service effectively

1. Policies and Responsibilities Cont'd

1.3 Operational Responsibilities

- The Infrastructure and Transportation team are responsible for the delivery of the Winter Maintenance and Severe Weather Plan, the duties include but are not limited to:
 - Ensuring appropriate arrangements are in place for salt storage and delivery
 - Providing specialist vehicles and equipment throughout the winter period
 - Ensuring all salt spreading equipment is calibrated
 - Ensuring all operatives have received appropriate training in Winter Maintenance activities
 - Monitoring all aspects of the Winter Maintenance Service and maintaining management information on these activities
 - Maintaining comprehensive records of all activities undertaken
 - Assessing real time information to identify if appropriate further actions are required during gritting periods
 - Carrying out an annual review of the Winter Maintenance and Severe Weather Plan
 - Liaison with relevant stakeholders such as Transport Scotland, adjacent Local Authorities and Emergency Services
 - Publicising contact details to ensure appropriate resilience arrangements are in place
 - Arranging for weather forecasting and monitoring information to be available throughout the Winter period
 - Maintaining a list of suitable contractors with appropriate plant for snow clearing purposes and deploying these resources as necessary
 - Ensuring vehicles and plant are maintained effectively throughout the Winter period through liaison with our Transport Service
- In the case of a severe weather event the service will make contact with
 - The Environment & Infrastructure Resilience Group
 - The Council's Civil Contingencies Service
 - The Communications Team, and
 - The relevant elected members for the area affected.

1. Policies and Responsibilities Cont'd

1.4 Decision Making

- The Winter period is classed as being from the beginning of October to the end of April.
- Operational decisions throughout this period will be taken by the designated Winter Controller and implemented by the designated Winter Supervisor.
- Should there be a need to amend instructions, the Winter Supervisor will liaise with the Winter Controller of the need to change at the earliest possible opportunity
- Day to day decisions will be made using forecasts from the weather provider and the road and weather data from monitoring stations to support decision making.
- On receipt of a weather forecast or update through the Winter period, the Winter Controller will reach a decision on action for the next 24hours.
- If treatment is planned a decision record will be produced which will include the required salt spread rate, including post salting and/or snow clearance.
- The decision will be distributed to those members of the Environment & Infrastructure Resilience Group.
- The Council will endeavour to ensure that salt is spread, as necessary, prior to the formation of ice or the setting of snow on the priority network.
- When the road surface temperature falls below 1°C with forecast of freezing conditions and ice forming, precautionary treating shall take place unless;
 - There is enough residual salt on the road to deal with the expected conditions, or
 - The weather forecast information indicates that the road surface temperature will rise before the roads could be salted or there will be no period of frost that could cause icing

1. Policies and Responsibilities Cont'd

1.4 Decision Making Cont'd

- Snow clearance operations will be carried out across the network as conditions require. The high ground areas of Renfrewshire are more prone to snowfall and at times may require more localised treatment.
- The majority of low level snow incidents are dealt with through the application of rock salt as per standard gritting instructions.
- Where a snowfall is predicted to exceed 100mm will be treated with repeated applications of rock salt. On occasions where snowfall is expected to exceed this for a period of time, the use of ploughs may be required.
- Care is taken when ploughing is deployed to ensure that junctions or side roads are not blocked as a result of this activity.



2. Route Planning and Treatment

2.1 Road Network

The Council keeps the road network operating through precautionary treatment by pre-salting roads to reduce the effect of frost and frozen conditions.

The road network is currently split into Primary and Secondary routes. Planned pre-gritting is only undertaken on the Primary network. The Secondary network may be treated after the Primary routes, where there is time and resources to cover them, and it is likely that freezing conditions will continue.



2. Route Planning and Treatment Cont'd

2.2 Treatment Priorities

- The routes for the priority road network have been devised to ensure efficient coverage of the road network within reasonable timescales.
- When forecast that road surface temperatures will fall below 1°C, roads will be treated at the discretion of the Winter Controller
- Precautionary treatment is the best method of dealing with both snow and ice. Salt spread rates are set to the appropriate width of the carriageway, which may be both lanes of a single carriageway or both lanes of one side of a dual carriageway. Vehicles will generally travel in the left hand lane and the spreading pattern will be set to cover both lanes unless multiple passes are required.
- Sustained low temperatures occur only rarely, however, when this occurs account is taken of the need to increase the rate of spread of salt. Below -9°C the action of salt is largely ineffective.



2. Route Planning and Treatment Cont'd

2.3 Carriageway Priorities

- The road network has been assessed in terms of priority for treatment in periods of adverse weather.
- The prioritisation of the road network in Renfrewshire has resulted in the development of three different route types for treatment during adverse weather.
- The three route types are:
 - Primary Routes – these routes include the strategic road network in Renfrewshire and include main distributor roads and access routes to hospitals, schools and emergency services locations. There are 7 primary routes which cover 54% of Renfrewshire's road network.
 - Secondary Routes – Treatment of secondary routes will only take place during periods of exceptionally poor weather or prolonged periods of freezing. The secondary routes include local distributor roads serving industrial estates and isolated communities of local access roads within communities. There are 7 secondary routes.
 - High Ground Routes – On occasions there may be borderline conditions which require an "on the ground" assessment of conditions. In these instances our two high ground patrol routes will be deployed so that the live information can be relayed to the Winter Supervisor. The high ground routes are part of the primary network but are identified as the areas most at risk from periods of severe snowfall

The Council has published our gritting routes at:

[Winter gritting - Renfrewshire Website](#)



2. Route Planning and Treatment Cont'd

2.4 Footway Priorities

- The priority footpath network has been identified as;
 - Paisley, Johnstone and Renfrew town centre pedestrian areas,
 - Routes serving the hospital and health centres,
 - Access to schools and community centres, and
 - Other high pedestrian usage areas such as sports centres
- The gritting of footways is not done on the same basis as the priority carriageways. The treatment of the carriageways is the number one priority and all other activities flow after that.
- The treatment of footways will generally only be considered after freezing conditions for several days without thaw, however should there be a significant snow event forecast then precautionary treatment of footways may be carried out in advance.
- During any snow event focus will solely be on the treatment of the priority networks, complaints in relation to local or residential areas will only be considered once the priority road network has been attended to.

2.5 Schools Gritting

- Facilities Management staff at the school will clear snow and grit from the entrance door of the school to the gate at the entrance to the school grounds.
- During snow or prolonged ice events 100m of footpath either side of the main entrance gate will be treated. Walking routes to school are not gritted.
- In periods of severe prolonged weather it will not be possible to keep all entrance paths into schools clear.

2. Route Planning and Treatment Cont'd

2.6 Snow Clearance

- Whilst snow is lying, only the designated priority routes will be ploughed and treated in order to effectively manage the road network in Renfrewshire.
- Once the snowfall has stopped but is still lying the priority routes will continue to be ploughed and treated and as resources become available the secondary routes will be treated.
- Only once the primary and secondary routes have been treated effectively will resources be directed to treat the remaining road network.

2.7 Route and Response Times

- From October to April the Roads Service operates a 24hr service with a dedicated night shift ensuring a quick response to any weather incidents.
- The treatment of the priority routes will commence prior to the onset of the forecast ice, hoar frost or snow where possible.
- The primary routes are designed to be completed within 3 hours of the treatment being instructed.

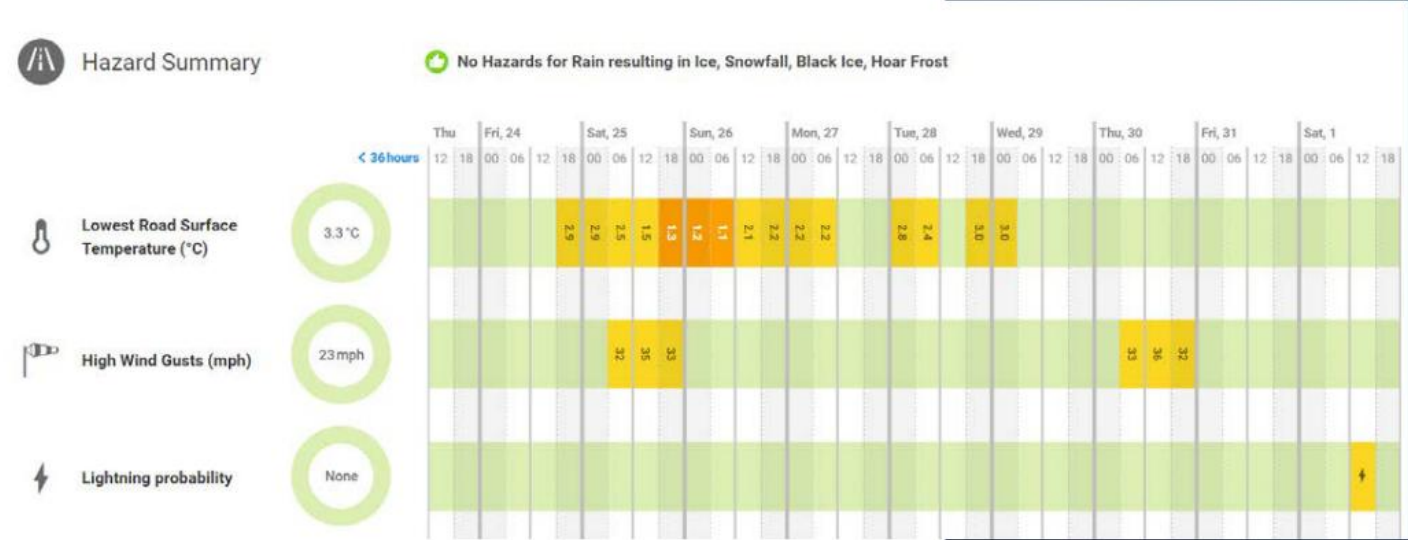
2.8 Grit Bins

- There are over 540 grit bins sited locally throughout Renfrewshire for Communities and members of the public to access, the location of all grit bins is available on the Council website.
- The criteria for assessment of a grit bin is attached as Appendix B to this document.
- The grit bins are stocked before the winter season commences and restocking requests should be made to the Council's Customer Contact Centre on 0300 300 300.
- In addition to the 540 grit bins, there are 20 larger community grit bins located throughout Renfrewshire. During periods of severe weather these bins will be prioritised for restocking.
- Maintaining stock in grit bins is a labour intensive manual process and is dependant on available resources. In prolonged periods of adverse weather we may not be able to carry out restocking as our resources will be directed towards treating the priority road network.

3. Weather Forecasting & Deployment

3.1 Forecasting

- To provide a reliable and robust winter service, the Council have a number of forecasting tools at our disposal to plan the best treatment regime throughout the winter period. These include;
 - Weather forecasting – both short and medium term,
 - Road and weather monitoring data, and
 - Actual conditions of the network.
- The Council is a member of the West of Scotland Local Authority partnership that receives detailed weather for each day for the period 1st October to 15th May each year.
- All road weather forecasts are provided via an online weather management system.
- Contact is made directly with the Winter Controller out of hours to ensure all decisions are based on the most up to date information.



3. Weather Forecasting and Deployment Cont'd

3.2 Weather Stations

- There are 4 local weather monitoring stations, which are also used to provide supporting information for decision making, these are located at;
 - A737 at Howwood,
 - B786 Stepends Road,
 - B775 Gleniffer Road, and
 - East Fulwood at Georgetown Road.
- A range of supporting data is provided through the weather stations which is available for the Winter Controllers to review and assess, including;
 - Road Surface temperature,
 - Air temperature,
 - The dew point, which indicates moisture on the road,
 - Precipitation levels and timings,
 - Surface information, including level of salt on the road, and
 - Wind speed and humidity.



3. Weather Forecasting and Deployment Cont'd

3.4 Information Sharing and Decision Making

- Weather reports are provided 3 times a day during the winter period, 5am, 11am and 5pm by the DTN group, the Councils forecasting provider.
- The weather reports provide an accurate picture of conditions over the next 36hr period and provides the confidence levels in the predictions of a range of hazards including ice, snow, strong winds and rain.
- The Winter Controller will relay this message and the relevant actions to take to the Winter Supervisor and those officers who are on the Environment and Infrastructure Resilience Group. The information will be shared at 7am, 12pm and 7pm each day.
- All actions taken by the Controller and Supervisor are logged for peer review to aid continual learning.
- The group coordinator will also decide if the weather prediction is sufficiently severe that it should be shared wider with relevant stakeholders.
- During periods of more adverse weather more regular updates will be provided to the Resilience Group and thereafter shared more widely within the Council and with relevant partners.
- Should the predicted conditions vary significantly the DTN group will contact the Winter Controller immediately to allow them to take corrective action if need be.
- The DTN group provide a 24 hour 365 day a year response service to the Council should any clarification around weather forecasting be required.

4. Organisational Response Arrangements

4.1 Organisational Responsibilities

- The strategic responsibility for the effective delivery of the Winter Maintenance and Severe Weather Plan sits with the Head of Operations & Infrastructure.
- The operational preparations and implementation of the Plan are overseen by the management team within Infrastructure and Transportation.

4.2 Winter Controller

- From October to May there is a Winter Controller on a standby rota each week and available 24/7.
- The Winter Controller is responsible for assessing the weather conditions and taking decisions on any required action to mitigate adverse weather.

4.3 Winter Supervisor

- There is a Winter Supervisor on call each week from October to May, mirroring the shift of the Winter Controller.
- The Winter Supervisor is responsible for organising and overseeing the instructions relayed to them by the Winter Controller.
- The role of the Winter Supervisor is to utilise and manage all resources under their control, including plant, labour and materials to effectively treat the road network.
- It is the responsibility of the Winter Supervisor to ensure all records are maintained during and immediately after each gritting shift.



4. Organisational Response Arrangements Cont'd

4.4 Winter Maintenance Operatives

- During the period September to April, the Council has a permanent nightshift in place to respond to adverse weather incidents.
- The primary role of the nightshift is to act on gritting instructions from the Winter Controller or Supervisor.
- The operatives are responsible for ensuring gritting activities are carried out in a safe and efficient manner.
- All personnel involved will be familiar with the gritting routes, equipment and transport to carry out their duties.
- Working procedures and training is refreshed on an annual basis to ensure all personnel are able to carry out the role safely.
- When the nightshift is not gritting, they will be responsible for the delivery of other frontline duties such as streetsweeping, gulley cleaning and road repairs in suitable locations.
- During the Winter period and especially in severe weather conditions the resources available will be supported by additional resources from other Service areas and/or the use of private contractors.

4.5 Training

- Annual refresher training is carried out by DTN for all our Winter Controllers and Winter Supervisors and over the last number of years we have brought in employees to shadow these roles to build capacity in the service.
- Prior to the gritting season a “dry run” of the routes and machinery is carried out to identify any issues prior to any periods of Winter weather.

4. Organisational Response Arrangements Cont'd

4.7 Plant, Vehicles & Equipment

4.7.1 Gritting Fleet

- The Council has a fleet which consists of dedicated gritting vehicles deployed between October and April and supplements this with a number of vehicles which can be quickly converted to gritters as required.
- In addition to the gritting vehicles there are also a number of tractors and smaller vehicles which can be fitted with mounted gritters and ploughs to increase resilience during severe weather.
- All of the gritting operations are delivered from our Underwood Road Depot and supported by dedicated provision from our garage over the winter period to minimise down time of the fleet during Winter.
- All gritting vehicles are calibrated prior to the start of the Winter period and are recalibrated during the Winter to ensure salt spreading operations are effective.
- Our StreetScene colleagues use additional plant which can be fitted with gritting units in order to efficiently treat footways

4.7.2 Salt

- The Council uses rock salt for its gritting operations and stores approximately 4,000 tonnes of salt at Underwood Road for the start of the Winter season.
- Arrangements are in place with suppliers to ensure deliveries continue through the Winter period should the need arise.
- On an average Winter the Council will use approximately 6,500 tonnes of salt on the road and footway network.



5. Communications

5.1 Communication Arrangements

- The Winter Controller and Winter Supervisor are contactable on 24hrs a day 7 days a week during the Winter period.. The Winter Controller copies the Environment & Infrastructure Resilience Group into every gritting action taken during the Winter period.
- Should there be significantly severe weather circumstances the Resilience Group coordinator will notify the Council's Corporate Communications Team to assess whether wider communications are required.
- During these periods of significant adverse weather more regular updates will be communicated with the wider Council and stakeholders.
- Should there be a Red weather incident or a period of weather be severe enough the Council's Civil Contingencies Service will assist with the wider Council response to a particular incident or prolonged period of severe adverse weather.
- In the case of a Red weather alert, the relevant Senior Officers will decide whether it is necessary to set up the Councils Incident Management Team.
- The Council maintains an Emergency Contacts directory which the Civil Contingencies Team update on a regular basis. The directory has the relevant contact details of key officers within the Council who could assist in dealing with a Council wide response.

5.2 Operational Action Logs

- The Winter Controller and Winter Supervisor will ensure the following records are retained:
 - Weather report action,
 - Daily gritting logs,
 - Weight tickets from each gritting vehicle, and
 - A record of any actions taken over and above the identified actions from the weather report.

5.3 Public Communications

- The Council's website has a dedicated Winter Service section on the website that provides relevant information to the public including the detail of our gritting routes, location of our grit bins and the gritting tracker to give real time information on gritter locations.
- During particularly prolonged periods of snow and ice or adverse weather, information will be made available to the public across our communities using all appropriate communications channels.

6. Flooding Incidents Response

6.1 Flooding Incidents

- As a result of climate change, both the chance and consequence of flooding are increasing. As sea levels rise there will be more frequent and higher storm surges, increased winter rainfall and more intense summer rainfalls are predicted, adding to the existing risk.
- Renfrewshire has experienced major flooding events throughout the years and more recently in 2021. In Renfrewshire flood events are typically caused by:
 - Intense rainfall events,
 - Water courses exceeding peak flow capacities,
 - Surface water run off from developed areas,
 - Lack of capacity in the sewerage system, and
 - Tidal influence of the Clyde.
- The aim of this Plan is to ensure an informed and co-ordinated response to a flooding incident, focussing on the welfare of those effected, mitigation of property and environmental damage.

6.2 Statutory Responsibilities

- Under Section 18 and 59 of the Flood Risk Management (Scotland) Act 2009 the Council has a duty to assess bodies of water for the purpose of ascertaining whether any such body gives rise to a risk of flooding, and to carry out a schedule of clearance and repair works to substantially reduce any such risk.
- Local authorities have a duty under the Roads (Scotland) Act 1984 to maintain road drainage systems and to clear roads of flooding.
- The Code of Practice for Well Maintained Highways recommends that local authorities should ensure drainage assets are maintained in good working order to reduce the threat and scale of flooding.

6. Flooding Incidents Response Cont'd

6.3 Roles and Responsibilities

- The Council has the overall responsibility to provide an effective Flood Management Service in accordance with its duties. The responsibility for the efficient and effective delivery of Operational flood management sits within Environment & Infrastructure. The more strategic areas of Flooding such as Development Management and Flood Risk Planning sits within the Chief Executives Service.
- The Road Operations Team in conjunction with our Roads Inspectors play a key role in any emergency response to any flooding alert in terms of preparing, responding, and recovering from a flooding incident.
- The Council uses a variety of measures to ensure it fulfils its statutory duties in relation to flood management. These include:
 - Cyclical inspection, cleaning and maintenance of our 30,000 road gullies,
 - Regular cleaning of grids at watercourses,
 - Installation and maintenance of flood prevention schemes, and
 - Capital drainage improvements.

6.4 Flooding Incidents

- The Scottish Environment Protection Agency issue two types of notification of flooding in advance of an event happening. The first is a Flood Alert, this will highlight there is a chance of flooding occurring in a larger geographical area, such as a local authority area. The other notification is a Flood Warning and this is an indication of an imminent risk to flooding in more specific locations.

6. Flooding Incidents Response Cont'd

- Key officers in Environment & Infrastructure are on the SEPA contact list for when flood alerts are issued. The flood alert provides a reasonably accurate prediction of timing and severity of the adverse weather expected.
- When an alert is issued that indicates there will be a severe rainfall event, officers from Environment & Infrastructure will immediately instruct the following actions to take place prior to the event occurring:
 - The flood prevention schemes and pumping stations will be inspected,
 - The priority watercourse grids will be cleaned,
 - The priority gulley locations where known flooding has previously occurred will be cleaned,
 - Communications will be issued to Elected Members and the public, and
 - River levels monitored where appropriate
- There will be occasions where excessive rainfall events overwhelm the surface water drainage system and no amount of clean gullies would help in these instances. Regular liaison meetings take place with Scottish Water to inform future plans for upgrades to the combined sewer system to minimise the impact of such events.
- If a flooding incident occurs out of hours the Roads Stand By Supervisor will be responsible for co-ordinating resources. Resources will initially be directed to priority 1 locations. These are locations which historically causes flooding and where there is a risk of road closures and damage to properties.
- In recent years excessive rainfall events have been occurring on a more localised basis and as such the response to incidents has to be flexible to allow resources to be deployed where the need is required.
- The operational protocols will continue to be reviewed and amended as required to respond to the changing environment we continue to operate in.

6. Flooding Incidents Response Cont'd

6.5 Flood Prevention Schemes and Pumping Stations

Renfrew Flood Prevention Scheme

- A dedicated protocol has been developed which includes responsibilities from a number of service areas. Should there be a tidal warning issued from SEPA for Renfrew, this operational protocol is activated.

Moredun Flood Prevention Scheme

- A visual check of the grids and the perimeter fencing is carried out weekly. In addition to the visual checks, a reservoir engineer inspects this site annually. They also advise on embankment safety issues.

Pumping Stations

- There are five pumping stations located at the following locations:
 - Collier Street, Johnstone
 - Rankine Street, Johnstone
 - Linwood Toll, Paisley
 - Howie Street, Paisley
 - Fingal Road, Renfrew
- These routinely maintained by a specialised contractor and they issue reports on the maintenance to the Council. The contractor also provides a dedicated emergency out of hours service to respond to any issues associated with the pumping stations.

6. Flooding Incidents Response Cont'd

6.6 Role of other agencies

- Whilst local authorities have responsibilities in relation to flooding, other agencies also have responsibilities for flooding issues.
- The division of responsibilities for flood prevention and watercourse maintenance, piped water systems, flood warning and flood emergency response requires co-operation between the respective agencies involved, principally the local authority, SEPA, Scottish Water and the emergency services, in order to secure appropriate action during emergency flood events.
- It is recognised that the responsibility for the protection of property lies with the property owner, there are a number of useful advice sources to utilise to protect properties from flooding.
- **Floodline Scotland** – www.floodlinescotland.org.uk
 - Floodline is a free advance warning service for the public and is operated by the Scottish Environment Protection Agency. Anyone can access SEPA's live flooding information [online](#), but by registering a contact number with Floodline, you will get notified when flooding is likely in your area.
- **Scottish Flood Forum** – www.scottishfloodforum.org
 - The Scottish Flood forum aim to reduce the impact of flooding on individuals and communities, through providing immediate support and by establishing a network of community resilience groups in flood risk areas to equip communities to cope with the impacts and threat of flooding.
 - The forum provide advice and information to individuals to help protect their home from flooding or, if the worst has happened, to recover from flooding.

Appendix A – Arrangements with Adjacent Local Authorities and Others

1. Arrangements with Adjacent Local Authorities

At Boundary with Glasgow City Council, Renfrewshire Council treats:

- Hurlet Rd (A726) from the boundary to Glasgow Rd (Hurlet Junction),
- Paisley Road West (A761) from the boundary to Glasgow Road,
- Hillington Road (A736) at Queen Elizabeth Roundabout,
- Penilee Road at the junction of Corse Road, and
- Glasgow Road (A8) and Kingsinch Road at Hillington Rd / Govan Rd Roundabout.

At Boundary with East Renfrewshire Council, Renfrewshire Council treats:

- Gleniffer Rd to Caplaw Rd (joint responsibility),
- Caplaw Rd from Seargentlaw Rd to Gleniffer Rd (joint responsibility),
- Grahamston Rd to Barrhead Rd, Paisley, and
- Caplethill Rd to Grahamston Road, Barrhead (Cross Stobs); Roebank Rd (B776) to Hall of Caldwell (B775).

At Boundary with North Ayrshire Council, Renfrewshire Council treats:

- Kilbirnie Rd (A760) to Kerse Rd.

At Boundary with Inverclyde Council, Renfrewshire Council treats:

- Kilmacolm Rd (A761) to Craigends Road and Stepends Road (B786) to Torr Rd, and
- Inverclyde Council treats: Old Greenock Rd, Finlaystone Rd to the Burnside Smithy.

2. Arrangements with Others

- During periods of adverse weather the Council implements arrangements it has with local farmers for the clearance and treatment of the rural road network.
- The contact details for each of the farmers is updated on an annual basis prior to the commencement of the Winter period.



Appendix B – Grit Bin Locations and assessment criteria

1. Grit Bin Locations

- Renfrewshire Council provides grit bins for residents and communities to assist themselves and their communities.
- There are 540 grit bins located throughout Renfrewshire. These can be located through the attached link:
<http://www.renfrewshire.gov.uk/article/2236/priority-roads-for-grtting>
- In addition to the standard 540 grit bins a number of larger Community Grit Bins are located across Renfrewshire at central locations for the community to access and help them to self-serve during periods of adverse weather. These locations are detailed in the table below:

Bishopton	Community Centre Car Park.
Bridge of Weir	Livery Walk Car Park
Brookfield	Albert Drive
Crosslee	Car park at Crosslee shops.
Elderslie	Car Park at Village Hall
Erskine	1. Household Waste Recycling Centre, Barrhill Road, Erskine 2. Car Park to the rear of the Library.
Houston	Carrick Centre Car Park
Howwood	Village Hall Car Park
Inchinnan	Playing Fields Car Park opposite the Primary School
Johnstone	1. Household Waste Recycling Centre, Miller Street, Johnstone 2. Car Park of Floor Street Industrial Estate
Kilbarchan	Adjacent to clock tower at Steeple Hall on Steeple Street
Langbank	Footpath adjacent to tennis courts
Linwood	Household Waste Recycling Centre, Middleton Road, Linwood.
Lochwinnoch	McKillop Centre Car Park
Paisley	1. Household Waste Recycling Centre, Underwood Road, Paisley 2. Glenburn Community Centre Car Park
Renfrew	1. Household Waste Recycling Centre, Haining Road, Renfrew 2. Car Park of Kirklandneuk Community Centre

Appendix B – Grit Bin Locations and assessment criteria

2. Grit Bin Assessment

- Requests for new grit bins will be received through the Customer Service Centre and will be assessed against the criteria outlined below.
- All current grit bins are being retrospectively assessed against this criteria to identify locations where grit bins have been provided where not required or any areas where there is an over provision.

Description of gradients	Steep Moderate Slight / level
Description of bends	Sharp / many Moderate / few Slight / straight
Traffic type	Domestic / housing estate Industrial Rural
Traffic flow	Heavy Light
Pedestrian activity	Elderly / less mobile Heavy (town / large village) Light (small village)
On a treated route	Yes – Primary Yes – Secondary No
Salt bin nearby	Yes No
Proximity of health centre/surgery	Near / distant
Other important local services – pharmacy, schools, community centre, shops etc	Near Distant
Bus route	Untreated Treated
Accident history	Yes No



To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Clyde Muirshiel Regional Park – member appointment to Liaison Groups

1. Summary

- 1.1 The purpose of this report is to agree the individual member appointments to the Clyde Muirshiel Regional Park Liaison Groups.

2. Recommendations

- 2.1 It is recommended that the Board:

- i) Confirm the two elected members from the ILE Board who will represent the Council on the newly formed Clyde Muirshiel Regional Park Liaison Group with one member being appointed from the Administration Group and one member being appointed from the opposition members; and
 - ii) Confirm the two elected members from the ILE Board to represent the Council on a Renfrewshire / Inverclyde Clyde Muirshiel Park Liaison Group, with one member being appointed from the Administration Group and one member being appointed from the opposition members.
-

3. Background

- 3.1 In January 2022, ILE Board agreed the principle of setting up two Liaison Groups to oversee future planning for Clyde Muirshiel Regional Park (CMRP).

This was in response to the decision by the local authorities of Renfrewshire, Inverclyde and North Ayrshire agreed to dissolve the Clyde Muirshiel Regional Park Authority with effect from 31 March 2021.

4. **Proposed Governance**

- 4.1 The preparation work on the new CMRP Strategy will be overseen by a **CMRP (Renfrewshire) Liaison Group**.
- 4.2 No change is proposed to the current Renfrewshire Council Scheme of Delegation which places responsibility for Clyde Muirshiel Regional Park (CMRP) with the Infrastructure, Land & Environment (ILE) Policy Board of the Council. Officers from Environment & Infrastructure, Chief Executive's and other services will continue to provide support as required.
- 4.3 The CMRP (Renfrewshire) Liaison Group will also offer invitations to all current ward 9 Renfrewshire councillors.
- 4.4 The agreed position from the January 2022 Board now requires a further 2 members of the ILE Board to be nominated to represent the Board on the Liaison Group. These should be one from the Administration Group and one from the opposition members.
- 4.5 Members of the Board are asked to come to the meeting on 31 August 2022 with their nominations.
- 4.6 The February 2021 report to the CMRP Authority agreed that there would be a **Renfrewshire / Inverclyde CMRP Liaison Group** set up. This was endorsed by the ILE Board in January 2022. The cross-boundary Group will act as a sounding board for the outcomes of work emerging by both local authorities (including the work of the CMRP (Renfrewshire) Liaison Group. This cross-boundary group is proposed to meet twice a year with dates to be arranged and agreed.
- 4.7 The Renfrewshire / Inverclyde Group would be made up of two elected members representatives from each of the two authorities together with senior officers from both Councils.
- 4.8 In the case of Renfrewshire, the proposal is that the 2 representatives for the cross-boundary group would be drawn from the ILE Board. These could be the same members as agreed to represent the authority on the Renfrewshire Liaison Group. As for the Renfrewshire Liaison Group, members of the Board are asked to come to the meeting on 31 August 2022 with their nominations.

Implications of the Report

- 1. **Financial** – None. The operation of the proposed Liaison Groups and the preparation of a CMRP Strategy will be met from existing budgets.

2. **HR & Organisational Development** – None.
3. **Community Planning** – The intention will be that the outcomes of the CMRP Liaison Group will be widely reported and shared with Community Councils and Local Partnerships to ensure that activities and initiatives can be aligned as far as possible.
4. **Legal** – None.
5. **Property/Assets** – The Council is a key landowner within CMRP and any decisions regarding changes to the existing use of that property will continue to be made by the appropriate and approved Board and officer delegations for Renfrewshire Council
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.
13. **Climate Risk** – None. The CMRP Strategy will examine opportunities to reduce climate risk and align with the Renfrewshire Climate Adaptation Strategy in due course.

List of Background Papers

- (a) Clyde Muirshiel Regional Park – proposed governance; ILE Board report; 26 January 2022

Authors

Alasdair Morrison; Head of Economy and Development tel: 07979700472

George Hunter; Chief Economic and Regeneration Officer tel: 07483947410



To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Community Asset Transfer policy – procedure update

1. Summary

- 1.1 The purpose of this report is to update members following requests for clarification on the procedure relating to applications to the Council for asset transfer from community bodies (a process known as Community Asset Transfer; C.A.T)

2. Recommendations

- 2.1 It is recommended that the Board:
- i) Note the clarifications to the previous June 2022 ILE Board report;
 - ii) Note that a report will be presented to the next Full Council meeting on the options for future governance on Community Asset Transfer applications;
-

3. Background

- 3.1 In June 2022, ILE Board considered and agreed a report which offered an updated policy and procedure for the consideration of Community Asset Transfer (C.A.T) applications received by the Council.
- 3.2 Since the June 2022 Board elected members have raised queries regarding the stated process and sought clarification from officers. To address such queries on the procedure to be followed, officers consider that this further Board report was the best way to deal with these.

3.3 The points of clarification being sought relate primarily to the process for the Council's decision on a C.A.T application and section 8 of Appendix 2 to that report (Community Asset Transfer Process Guide 2022).

3.4 The June 2022 report referred to [paras 8.2 and 8.3 of the C.A.T Process Guide]

“Following the decision of the [officer] CAT Panel, a report will be prepared with the recommendation and taken to the next available Board by the Head of Economy and Development.....The Council Board will make the final decision to accept or reject the Panel Recommendation.

4. Current governance for C.A.T applications

4.1 The statement in the Process Guide is not an accurate reflection of the Council's current Scheme of Delegation or the remit of the ILE Board. The process established by Council in 2017 is that the decision on individual C.A.T applications is taken by officers in the first instance. It is only if a review of that officer decision is requested by the applicant that a report is prepared on the decision and heard by a sub-committee of the ILE Board.

4.2 The ILE Board do receive reports on the details of the proposed lease or sale arrangements to the community body where applications have been approved, but do not take the initial decision on the application itself.

4.3 If the ILE sub-committee decision is to refuse the application, the applicant can also subsequently appeal to Scottish Ministers.

4.4 Any change to the governance in respect of the C.A.T process would require to be made at Full Council.

5. Review of governance for C.A.T applications

5.1 Engagement with elected members suggests that it would be appropriate to consider whether the existing governance arrangements should remain in place or whether revisions should be made, particularly in the initial decision stage on a C.A.T application.

5.2 The Council's Scheme of Delegation and board remits can only be amended at Full Council. To this end a report on this matter will be taken to the next Full Council meeting on 29 September 2022 setting out options on how C.A.T applications could be considered.

Implications of the Report

1. **Financial** – None. Community Asset Transfer applications will continue to be assessed and dealt with within existing Directorate budgets.
2. **HR & Organisational Development** – None.
3. **Community Planning** – The intention will be that the community bodies will be actively encouraged to consider the C.A.T process for assets they wish to run on behalf of that community.
4. **Legal** – The Council's Legal Team will be involved in any C.A.T application recommended for approval and associated leases or sales of assets
5. **Property/Assets** – The Council will consider each C.A.T request / application in line with the relevant legislation and against its own operational requirements and plans
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.
13. **Climate Risk** – All Council property assets have an assigned energy rating which is fully considered and communicated to the relevant bodies in any C.A.T application process

List of Background Papers

- (a) Community Asset Transfer Policy and Procedures; ILE Board report; 15 June 2022

Authors

Alasdair Morrison; Head of Economy and Development tel: 07979700472



To: Infrastructure, Land and Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

**Heading: Proposed Compulsory Purchase Powers, UK Government
Levelling Up Fund – AMIDS South**

1. Summary

- 1.1 The Leadership Board approved the Outline Business Case (OBC) for the Advanced Manufacturing Innovation District Scotland South (AMIDS South) on 16th June 2021. The planned infrastructure is shown indicatively on the drawings attached to this report.
 - 1.2 To aid delivery of the project and seek public and stakeholder views, a stakeholder engagement process has been ongoing, which included a consultation survey, prior to the submission of planning applications in May 2022.
 - 1.3 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. Authority is sought to widen dialogue to other landowners and to authorise the use, in principle, of compulsory purchase powers to allow the acquisition of sites and interests. Further reports will be brought back to Board prior to the acquisition of any land interests and the publication of any Compulsory Purchase Orders (CPOs).
-

2. Recommendations

It is recommended that Board:-

- 2.1 Agree that the Programme Director – City Deal and Infrastructure seek to acquire the required sites and interests for AMIDS South.

- 2.2 Authorise the use, in principle, of compulsory purchase powers.
 - 2.3 Note that all landowners will be kept informed at all stages of the process and compensation will be negotiated with each as appropriate.
 - 2.4 Note that before CPO powers are implemented a further report would be brought to this Board for approval detailing the sites and interests and the owners.
-

3. Background

- 3.1 The 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 scheme includes cycling, walking and vehicle infrastructure as well as sustainable drainage and landscape works.
 - 3.2 The AMIDS South scheme will provide new and improved, high quality links, to establish a comprehensive integrated transport network joining key residential, educational, employment, cultural, retail and leisure centres, within the vicinity of AMIDS and Paisley town centre. AMIDS South also includes measures to enhance the aesthetic environment and improve human wellbeing in the area to strengthen these existing ecological and culture assets and introduce complementary assets to attract investors and improve the well-being of the residents and visitors alike.
 - 3.3 Public and stakeholder consultation included an online survey in April 2022, ahead of the submission of an application for planning permission for AMIDS South in May 2022.
 - 3.4 In parallel with the planning process, in order to further progress the Project it is necessary to commence land assembly. Dialogue is ongoing with the owners of key sites. Authority is sought to widen dialogue to other landowners and to authorise the use, in principle, of compulsory purchase powers to allow the acquisition of sites and interests.
 - 3.5 The complexity and piecemeal nature of the land interests involved along with the requirement to ensure the Council obtains 'clean' titles to the required land i.e. free from historical and other burdens makes Compulsory Purchase the most appropriate route for land assembly. The use of compulsory orders would be used within a time frame to meet any project critical time scales. 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 due to unexpected "ransom strips" of land. Further reports will be brought back to Board prior to acquisition of any land interests and/or the promotion of the Compulsory Purchase Orders.
-

4. **AMIDS South Route**

- 4.1 The alignment for the AMIDS South project runs north from Old Sneddon Street along Abercorn St, Harbour Road, across the White Cart (just south of Paisley Harbour), linking to Inchinnan Road at the northern end of the scheme. Additionally new infrastructure joins the north to south link at a point just east of the White Cart crossing and travels east to Renfrew Road at a point just south of the former Chivas site.
- 4.2 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 Scheme Specific Objectives were delivered. This appraisal process was further assessed during the stakeholder and public consultation process.
- 4.3 The planned scheme 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.
- 4.4 A detailed transport modelling exercise has been undertaken to assess and report on the predicted impact of the AMIDS South project on future traffic flows and is included in the planning application.
- 4.5 An initial summary of emerging key issues arising from the transport modelling and environmental assessment for the project notes:
- There will be a 20% reduction in peak traffic on the western end of the Paisley gyratory (between Smithhill Street/ Abercorn Street to Love Street)
 - An 80%+ reduction in traffic on Love Street
 - A 70% to 75% reduction in traffic on Inchinnan Road south of the junction with the scheme.
 - A 4% to 7% reduction in traffic on Love Street, south of the new junction with the east / west link created by the scheme.
 - The new river crossing will bring 2500 people from Shortroods area to within 15minute active travel time of the facilities east of the White Cart (Paisley Grammar Community Campus, West College Scotland, Abercorn business area).
 - Improvements in air quality, noise and environment on Love Street, Inchinnan Rd south, and the western side of the Paisley Gyratory.
 - No significant adverse effect on local habitats or ecology.
- 4.6 As a consequence of these changes:
- The AMIDS South improvements will improve the operation of the A726 Paisley town centre gyratory. Traffic volumes and traffic congestion will be reduced, journey time delays will be reduced, journey time reliability will improve, and delays to buses and taxis will be reduced.
 - On Love Street reduced traffic volumes will allow streetscape and traffic calming works to be implemented.

This will transform Love Street from a busy corridor dominated by traffic to a far more pleasant environment for local residents, pedestrians, wheelers and cyclists.

- On Inchinnan Road, south of the new AMIDS South infrastructure, reduced traffic flows will result in a more pleasant residential area. The proposed signalised crossing will make it easier and safer for pedestrians and cyclists to cross Inchinnan Road.
- For vehicular trips between Paisley town centre (and Paisley Gilmour Street railway station) to Glasgow Airport and the AMIDS development journey times will be reduced, particularly during peak hours, and journey time reliability will be significantly improved.
- For walking and cycling trips between Paisley town centre (and Paisley Gilmour Street railway station) to Glasgow Airport and the AMIDS development the AMIDS South improvements will provide a far more attractive environment, with improved safety, an improved perception of safety and improved crossing facilities. The AMIDS South improvements will substantially increase the number of walking and cycling trips on this corridor.
- The AMIDS South improvements will reduce peak hour journey times on Renfrew Road and slightly reduce the volume of traffic on the road. The proposed signalised crossing will make it easier and safer for pedestrians and cyclists to cross the road thus reducing severance to the planned Paisley Grammar Community Campus.
- The AMIDS South improvements will reduce the severance impact of the White Cart Water by providing a new bridge and a link to Renfrew Road. This will open up new opportunities for walking, wheeling and cycling trips across the river and will thus increase walking and cycling activity. It will reduce journey times and distances for walking, wheeling, cycling and vehicular trips across the river. This will reduce the need for vehicles to use the A726 town centre gyratory or the M8 motorway to cross the river.
- The AMIDS South improvements will improve walking, wheeling and cycling access to the banks of the White Cart Water and the environmental improvements that are planned for this area.
- The AMIDS South improvements will increase walking, wheeling and cycling within the north of Paisley and to and from Paisley Gilmour Street railway station. This will encourage a modal shift away from the car and the increased physical activity will result in substantial personal health benefits.
- The planned AMIDS South infrastructure will integrate with other active travel routes in the area to improve active travel connections between Paisley Gilmour Street railway station, Glasgow Airport, the AMIDS development, Renfrew Road, the town of Renfrew and the towns of Inchinnan and Erskine.

4.7 The key statistics from the March 2022 on-line survey for AMIDS South include:

- 262 people took the time to consider the information and respond:

- 84% expressed very good or good support for the project 10% were neutral and only 6% expressed negativity towards the project.
- 82% expressed strong support for improved active travel infrastructure between Paisley and AMIDS and improved links across the White Cart.
- 74% respondents said they would use the improved active travel links to access AMIDS, the Airport and facilities either side of the White Cart.

Implications of the Report

1. **Financial** – Costs associated with acquisitions are included in project 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 AMIDS south 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.

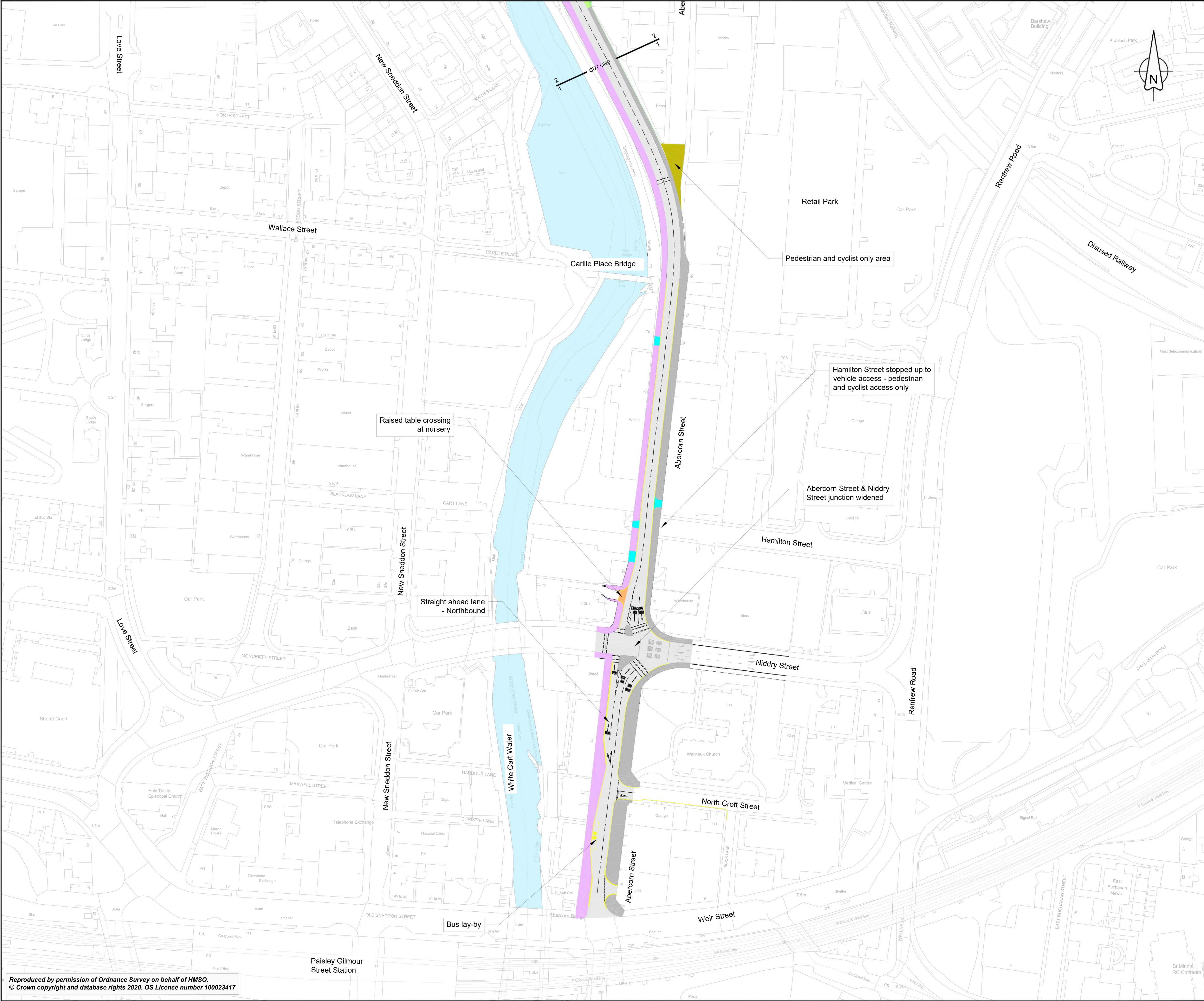
4. **Legal** - Acquisition of the properties as outlined in the body of the report.
5. **Property/Assets** - As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights** –

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** - Should land acquisition be taken forward in due course and planning and other statutory consents are not granted or funding for the project is not approved at Final Business Case stage, the Council may have acquired ownership of property for which an alternative use / purchaser may have to be found.
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

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NOTES

- All dimensions are in metres and levels are A.O.D unless otherwise stated.
- Do not scale from this drawing.

KEY

- Footway
- Shared footway and cycleway
- Area only for pedestrians and cyclists
- Crossing point for pedestrians and cyclists
- Bus shelter
- Landscaping
- Road verge
- Carriageway
- Raised table
- Dropped kerb access maintained

KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
Revision	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

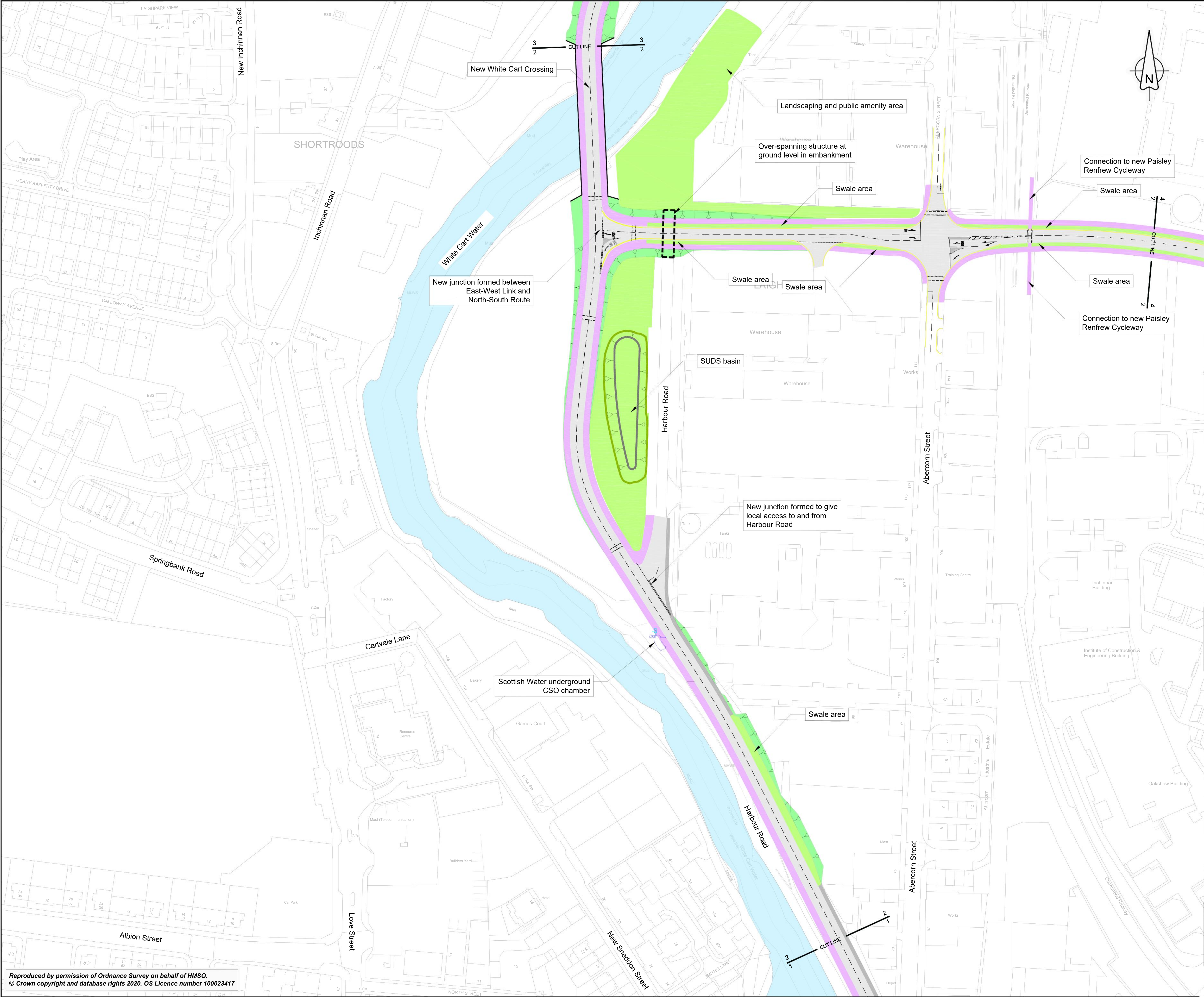
Project Name
**Advanced Manufacturing Innovation
District Scotland South**

Drawing Title
**General Arrangement
Sheet 1 of 4
Weir Street to Harbour Road**

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000	@ A1
		Dimensions : M	

Drawing Number Project	Originator	Volume
AMIDSS	- AMEY -	GEN -
SWI	-DR-CH-	000001
Location	Type	Role

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
Revision	Revision details				
	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
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Edinburgh
EH12 9DQ

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Project Name
Advanced Manufacturing Innovation
District Scotland South

Drawing Title
General Arrangement
Sheet 2 of 4
Harbour Road to White Cart Crossing

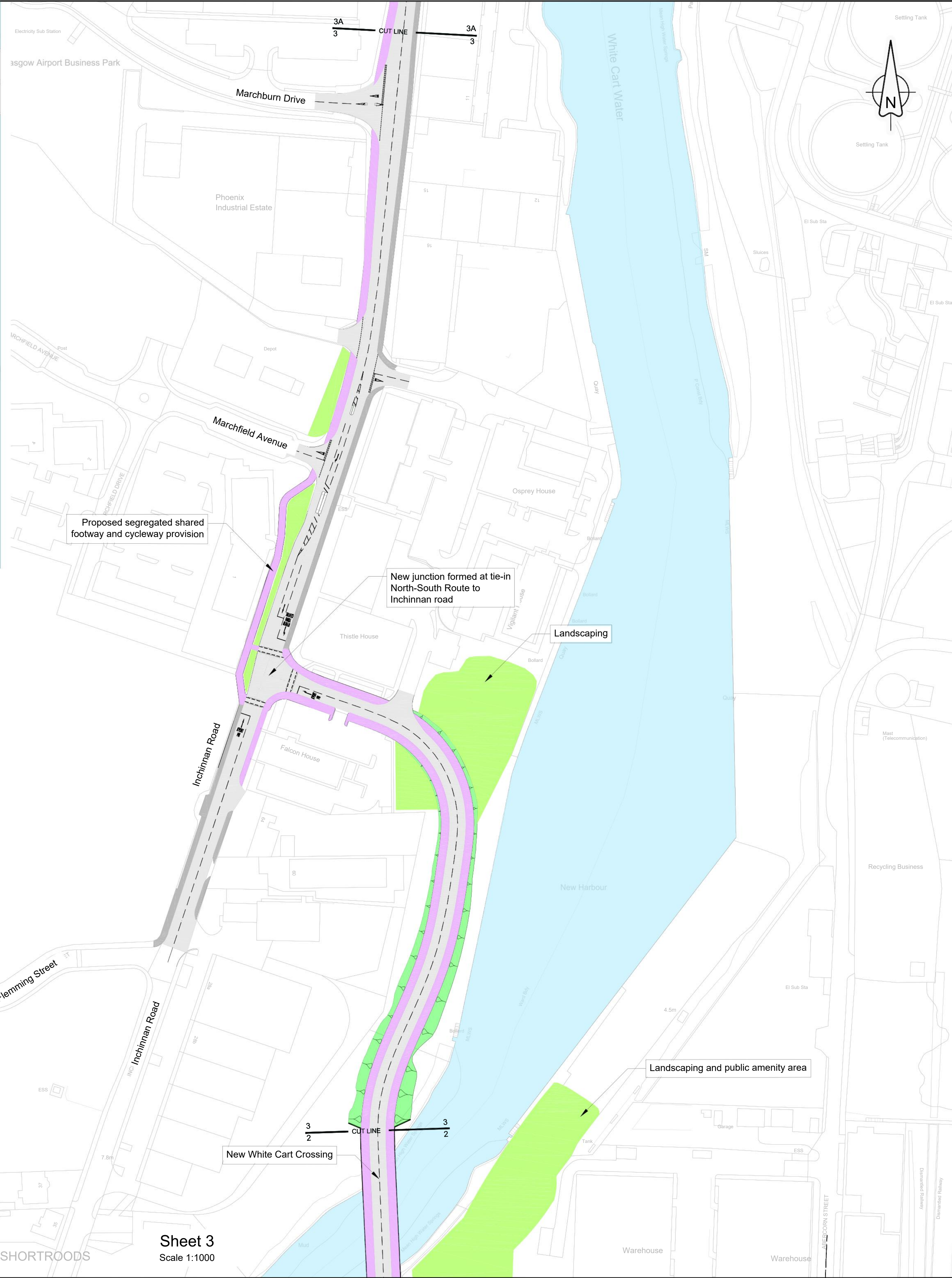
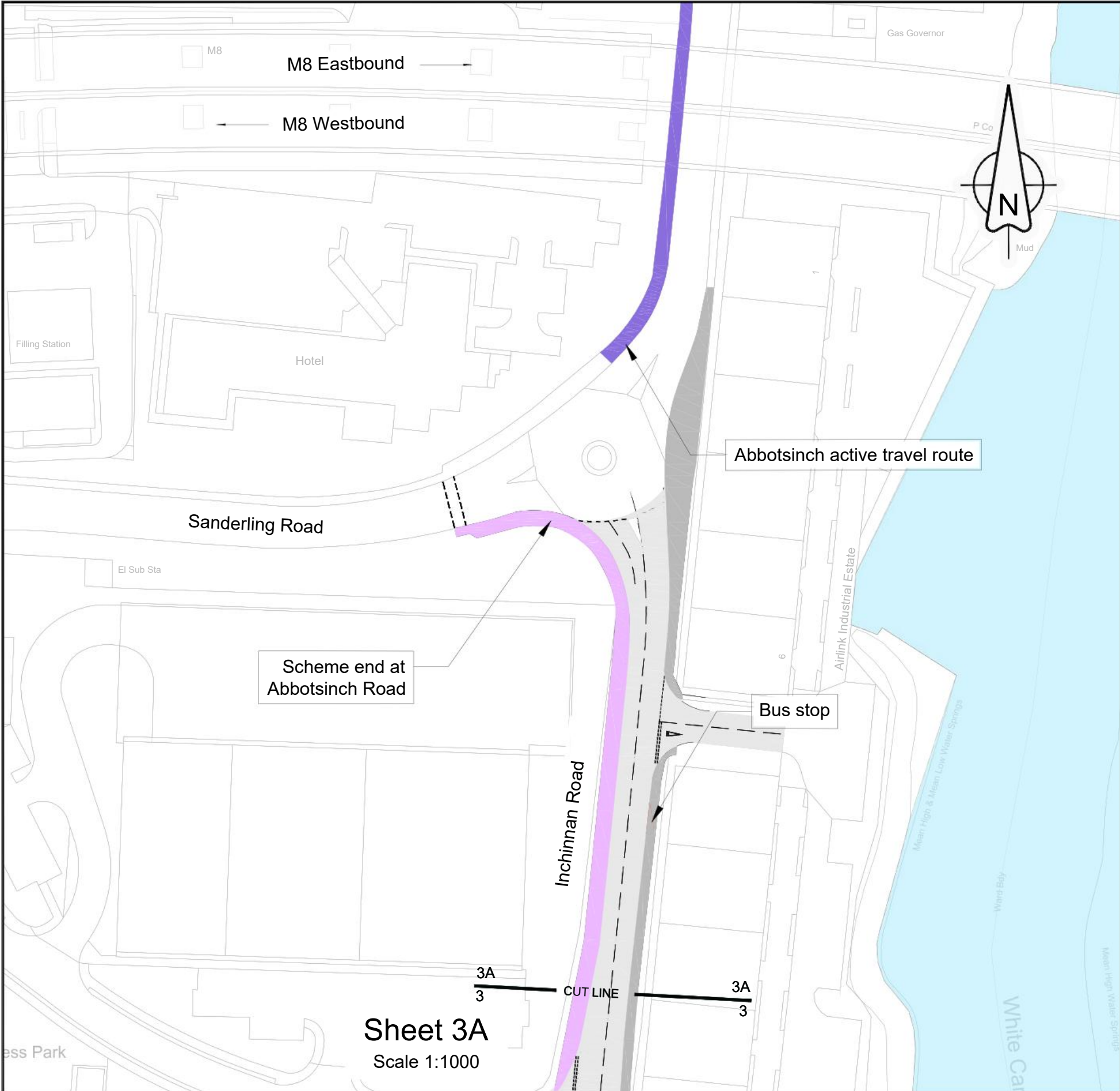
Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000	@ A1
		Dimensions : M	

Drawing Number	Project	Originator	Volume
AMIDSS	- AMEY	- HGN	-
SWI	-DR-CH-	000002	
Location	Type	Role	Number

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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NOTES

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- Do not scale from this drawing.

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- Road verge
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KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
Revision	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Project Name
Advanced Manufacturing Innovation
District Scotland South

Drawing Title
General Arrangement
Sheet 3 of 4
West Bank to Abbotsinch Road

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000 Dimensions : M	@ A1
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Drawing Number
Project | Originator | Volume |
AMIDSS - AMEY - HGN -
SWI -DR-CH- 000003
Location | Type | Role | Number

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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NOTES

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KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
Revision	Revision details				
	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Project Name
Advanced Manufacturing Innovation
District Scotland South

Drawing Title
General Arrangement
Sheet 4 of 4
East-West Link

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000	@ A1
		Dimensions : M	

Drawing Number	Project	Originator	Volume
AMIDSS	- AMEY	- HGN	-
SWI	-DR-CH-	000004	
Location	Type	Role	Number

Suitability	Suitability Description	Revision
S4	Fit for Stage Approval	P01

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Page 71 of 109



To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Renfrewshire Community Meals Service – Lease Renewal

1. Summary

- 1.1 The purpose of this Report is to seek authority to extend the lease of premises at Unit 11, Baltic Business Park Paisley as shown on report plan E3265. This is for the purpose of continuing the Community Meals Services.
-

2. Recommendation

The Board is asked to:-

- 2.1 Authorise the Head of Corporate Governance to extend the lease of 11, Baltic Trade Park, Murray Street, Paisley, as shown on the attached report plan E3265, on the provisional terms and conditions outlined in this report and subject to such other conditions as may be considered necessary to protect the interests of the Council.
-

3. Background

- 3.1 Renfrewshire Council currently lease premises at Unit 11, Baltic Business Park, Murray Street Paisley for the provision of the Community Meals Service.
- 3.2 The lease commenced on the 29th of September 2010 for a 10 year term which was extended for a period of 5 years on the 29th of September 2017. The existing lease was due to expire on the 28th of September 2022. The current rent is £22,200 + VAT, Service Charge and Insurance. This rent has not been reviewed since the commencement of the extension.
- 3.3 The Service Manager of Renfrewshire Health and Social Care Partnership has advised of the need to continue the Renfrewshire Community Meals Service, initially looking to extend the current lease by one year. This was to allow time to consider the continuation of the service from this property.

- 3.4 The landlord initially agreed to a new lease for a period of 1 year subject to the rent being increased to £26k + VAT, Service Charge and Insurance which would remain the same. The landlord served notice to bring the lease to an end. This increase was reflective of the short term of the lease and of the current market rate for the property.
- 3.5 After further consideration from Renfrewshire Health and Social Care Partnership, it was agreed that a period of 18 months would be required. This was to allow time for the contract for the community meals service to be reviewed, sourcing alternative premises within Renfrewshire Council's ownership and fulfilling the exiting requirements of the lease
- 3.6 A request was made to the landlord to extend the lease by 18 months and to withdraw the notice to quit to allow for an extension to be concluded as to not incur increased fees of a new lease. This request has subsequently been agreed.

4. Provisional Terms and Conditions

- Term of Extension – 18 months.
 - Commencement Date – 29/09/2022 coinciding with the expiry of the existing lease.
 - Rent - £26k per annum from the Commencement Date exclusive of VAT, service charge, insurance, business rates and other outgoings payable as per the existing Lease.
 - Each party is responsible for their own legal costs incurred in this transaction.
 - The tenant is responsible for any LBTT, VAT and registration dues payable.
 - The above terms are subject to the Landlord's formal board approval and conclusion of formal missives.
 - The lease transaction shall include such other terms and conditions as may be considered necessary by the Head of Property and the Head of Corporate Governance to protect the interests of the Council.
-

Implications of this report

- 1. Financial Implications** – Annual rental of £26,000 +VAT, Service Charge and Insurance per annum.
- 2. HR and Organisational Development Implications** - None
- 3. Community Plan/Council Plan Implications**

Wealthier and Fairer – continuation of a popular and well used service.

Smarter - None.

Healthier – beneficial nutrition to client users.
- 4. Legal Implications** – Lease extension to be concluded.

5. **Property/Assets Implications** – As per this report.
6. **Information Technology Implications** - None
7. **Equality and Human Rights Implications**
 - (a) The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because membership of both groups is open to all members of the community. 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 Implications** – None.
9. **Procurement Implications** – None.
10. **Risk Implications** – None.
11. **Privacy Impact** – None.

List of Background Papers

Report to Council on 6th of June 2017 entitled “**Renfrewshire Community Meals Service – Lease Renewal**”.

Author: Louise Le Good
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07483 335 786

CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

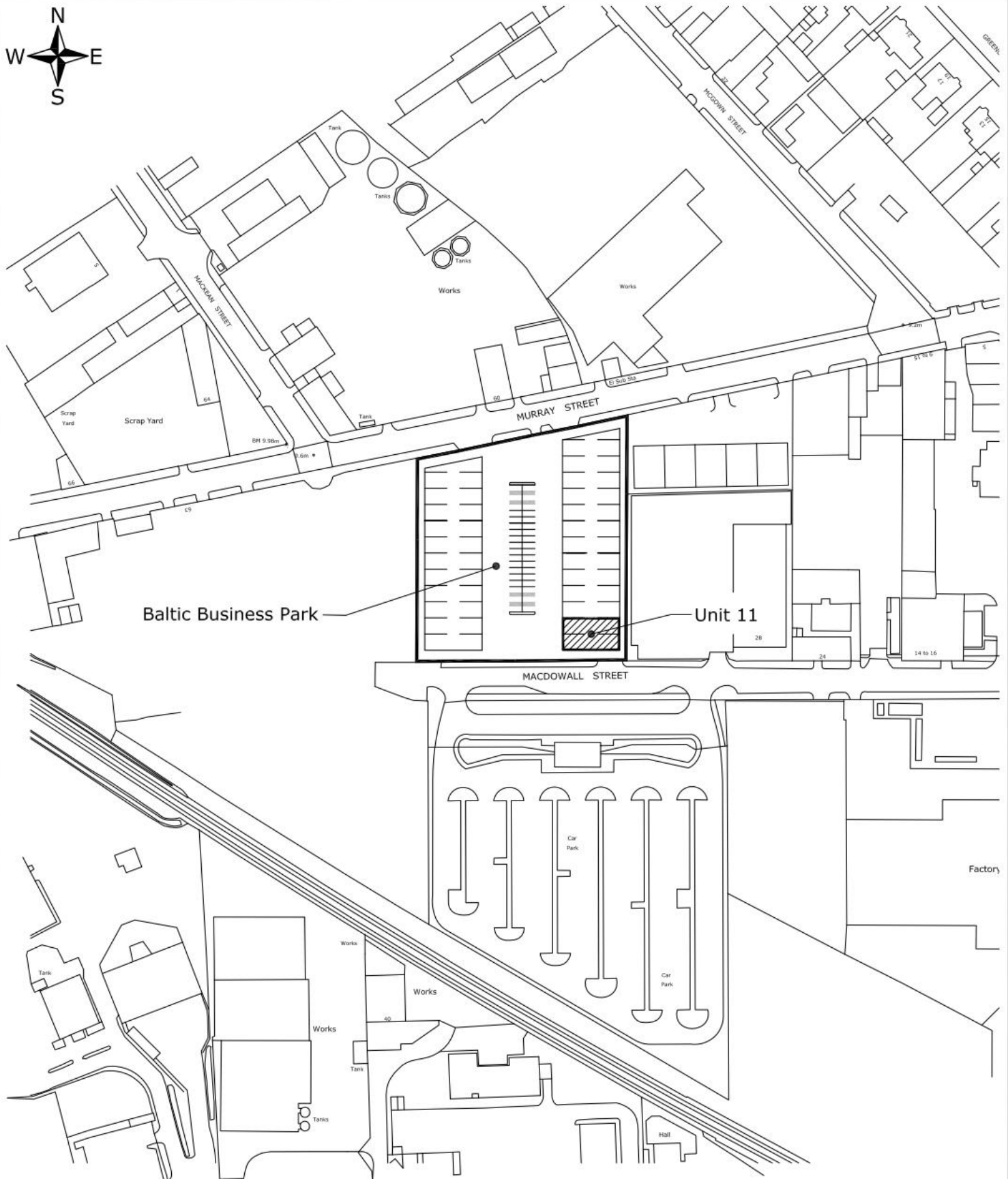
TITLE REPORT PLAN
BALTIC BUSINESS PARK
MURRAY STREET / MACDOWALL STREET, PAISLEY

DRAWING No. E3265

SCALE NTS

DRAWN BY JW

DATE AUG 2022





To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Lease extension with alterations, former Bridge of Weir Library, 63 Main Street, Bridge of Weir.

1. Summary

- 1.1 The report seeks board approval for a 10 year lease extension with alterations at the former Bridge of Weir Library, 63 Main Street, Bridge of Weir to The Bridge (Bridge of Weir) SCIO (SC042720) subject to the provisional alterations outlined in this report.
-

2. Recommendations

- 2.1 It is recommended that the Board authorise the Head of Corporate Governance to conclude a lease extension and alterations for the former Bridge of Weir Library, 63 Main Street, Bridge of Weir to the current tenant, The Bridge (Bridge of Weir) on the provisional terms set out in this report.
-

3. Background

- 3.1 The Bridge of Weir Library was declared surplus by the Council on 4 November 2010. Initially a short term lease was agreed with The Bridge pending a sustainable business case and framework to evaluate the community benefits of the proposals. A 10 year lease was subsequently approved by the Planning and Policy Board on 12 March 2012 and commenced on the 16 August 2013. That lease is due to expire in August 2023.

- 3.2 The Bridge have improved the property during their tenure through the provision of new kitchen and DDA compliant toilet facilities and an office extension. The Post Office continues to operate from the space. The shop, display area, meeting space/group accommodation, café and cinema activities continued through most of the period being somewhat curtailed by the pandemic.
- 3.3 The Bridge have requested an extension of their lease to allow the continuation of the provision of services to the community.
- 3.4 The Bridge continue to demonstrate the organisation has the necessary capacity and skills to manage and maintain the facility and deliver clear benefits for the local community and accordingly the Board is asked to approve the provisional main terms and alterations of an extended lease.

4 Provisional Main Terms and Alterations for the Lease extension

- 4.1 The lease shall be extended for a period of 10 years from 17 August 2023 to 16 August 2033.
- 4.2 There will be a tenant only break option upon given not less than twelve months notice in writing.
- 4.3 The obligation to repair the roof will remain but there will be no obligation to replace the roof.
- 4.4 The period allowed for use by third parties per week to be increased from sixteen hours to twenty five hours.
- 4.5 The lease transaction shall include such other terms and conditions as may be considered necessary by the Head of Economy and Development and the Head of Corporate Governance to protect the interests of the Council.

Implications of the Report

- 1. **Financial** - None.
- 2. **HR & Organisational Development** – None
- 3. **Community/Council Planning** – Continuation of well used community service.
- 4. **Legal** – Legal input to lease extension and amendments.
- 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 because there is no change of tenant proposed. 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** – Not applicable.
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.
13. **Climate Risk** – None.

List of Background Papers

None.

Author: Aileen Johnston, Principal Estates Officer. Tel: 07483 420781



To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: 5 Year Lease of Shop at 28 MacDowall Street, Johnstone

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the Lease of the property at 28 MacDowall Street, Johnstone as shown on Report Plan E3267.

2. Recommendations

It is recommended that the Board:

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

3. Background

- 3.1 The property at 28 MacDowall Street was placed on the market for lease on the 9th of June 2022 with an asking rent of £3,500 per annum.
- 3.2 Due to the level of interest, a closing date was set for the property and two offers were received.
- 3.3 The offers were analysed considering the proposed rent, use and any additional information that the applicants provided to support the application.

- 3.4 The first offer was for a proposed use as a Make Up Artist Studio with a proposed rent of £3,500 per annum. The second offer was for a proposed use of the property of a Sandwich Shop with a proposed rent of £4,000 per annum. This offer also included business plan information and company details. Both parties requested a lease length of 5 years and both were considered acceptable in terms of the proposed use.
- 3.5 Considering the offers received, it was concluded that the Lease of the property should be offered to the second offeror as this represented best value to the Council and a stronger covenant strength.
- 3.6 Satisfactory references have been obtained and provisional terms agreed as detailed within this report.

4. **Proposed Terms and Conditions of Lease**

- The lease shall be for a period of 5 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £4,000 per annum and shall be reviewed 3 years from the date of entry. A payment of £1,000 shall be payable on the date of entry.
- The property shall be used as Sandwich Takeaway Shop and for no other purpose whatsoever.
- Assignment and sub-letting is prohibited
 - The Tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
 - Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

Implications of the Report

1. **Financial** – Rent of £4,000 per annum to the HRA account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Property.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.

7. Equality & Human Rights

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

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – N.A.

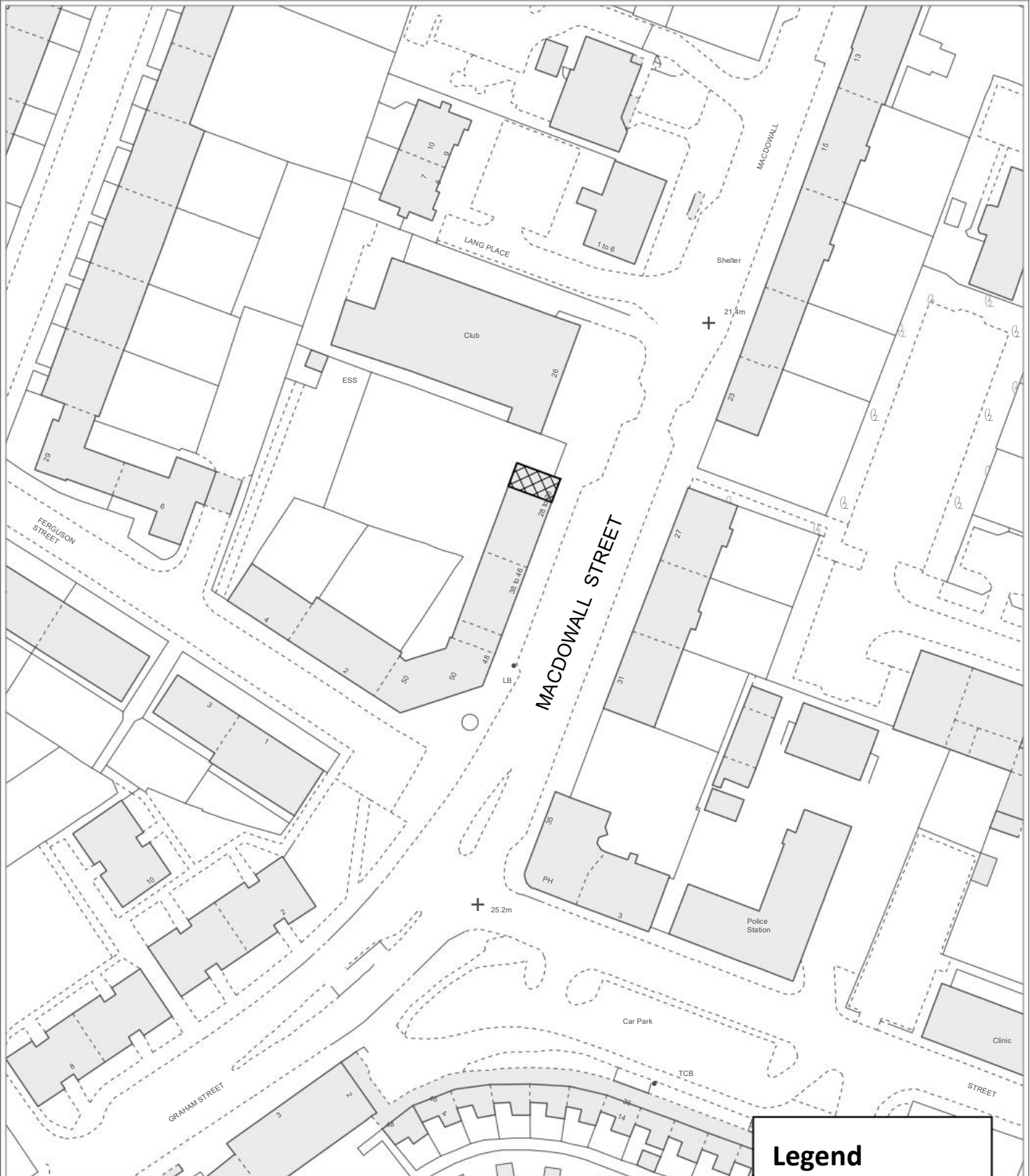
Author: Louise Le Good

Louise.legood@renfrewshire.gov.uk

07483 335 786

JW

Date: 04/08/2022



Notes:

Legend



Area to be leased



To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Shop at 37 George Street, 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 37 George Street, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance to conclude a new lease of the shop property at 37 George Street, Paisley on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 Mr Atif Pervaiz has been the tenant of 37 George Street, Paisley since March 2010. The shop trades as a newsagent, and the current annual rental is £5,900.
- 3.2 The lease is now operating on a month to month basis, and Mr Perviz has requested a new longer lease to provide him with more security.

3.3 Discussions have taken place with Mr Pervaiz, 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 both parties. This date shall also be the date of entry in the new lease.

4.2 The new lease shall be for a period of 5 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 £6,300 which is considered to be the full market rental value.

4.4 The use of the property shall continue as a newsagent only.

4.5 The tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease.

4.6 Note that the new lease must be concluded within 6 months from the date of this Board otherwise revised terms and conditions will be renegotiated.

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

Implications of the Report

1. **Financial** – £6,300 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** – N.A.

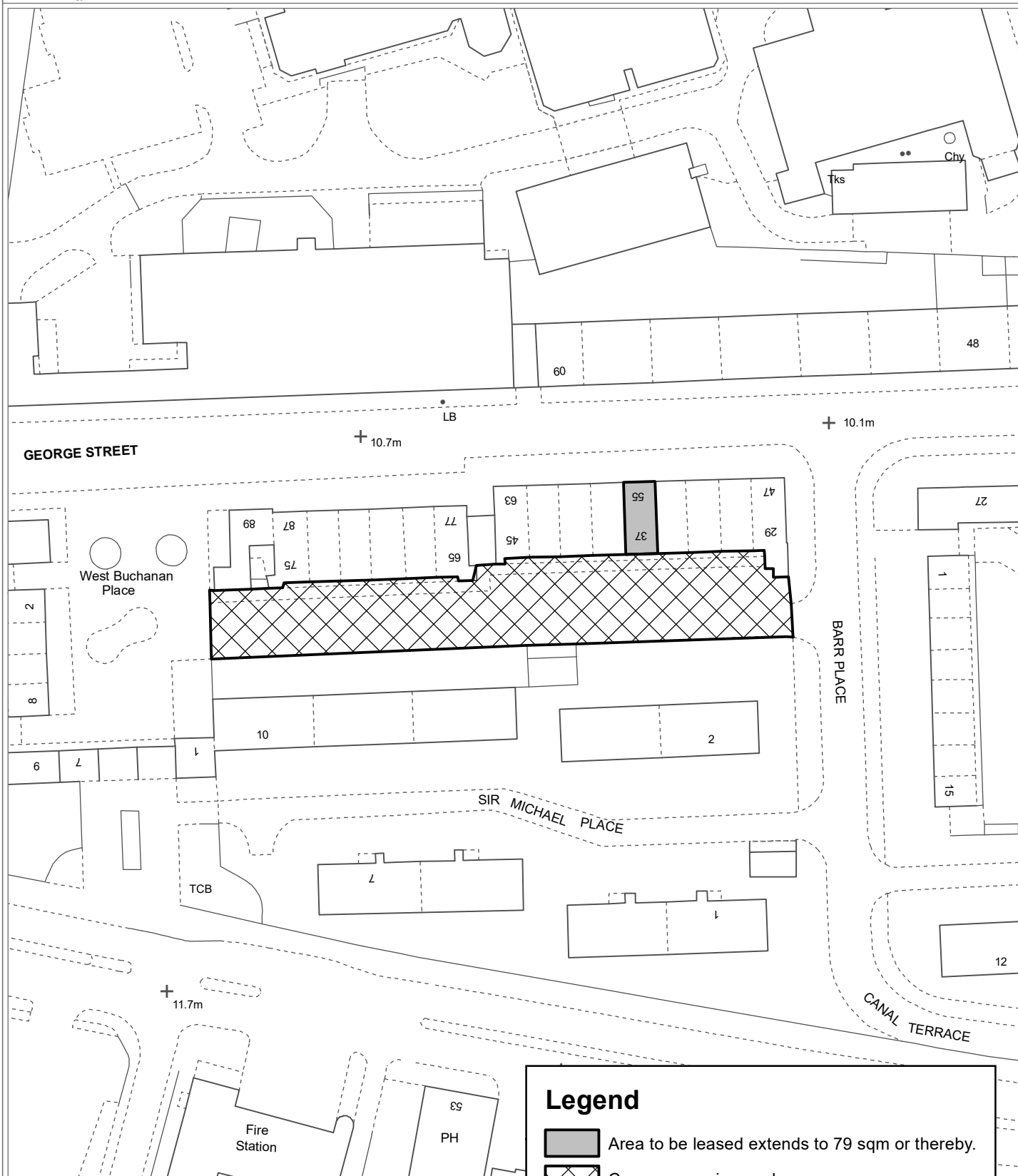
List of Background Papers

(a) N/A

Author: andrew.smith@renfrewshire.gov.uk

User: hocraigj1

Date: 13/07/2022



Notes:
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To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Shop at 46 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 46 Foxbar Road, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance to conclude a new lease of the shop property at 46 Foxbar Road, Paisley on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 LA Studios Ltd have been tenants of 46 Foxbar Road, Paisley since February 2005. The shop trades as a hairdressers & ancillary beauty salon, and the current annual rental is £6,300.
- 3.2 The lease is now operating on a year to year basis. The current tenants wish to transfer the business to Abby Murray & Gemma Lowe, 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 £6,900 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 hairdresser & ancillary beauty salon only.
- 4.5 The tenants shall meet the Council's reasonable legal expenses incurred in concluding the lease.
- 4.6 Note that the new lease must be concluded within 6 months from the date of this Board otherwise revised terms and conditions will be renegotiated.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy & Development to protect the Council's interest.

Implications of the Report

- 1. **Financial** – £6,900 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** – N.A.

List of Background Papers

(a) N/A

Author: andrew.smith@renfrewshire.gov.uk

User: hocraigj1

Date: 13/07/2022



Notes:
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To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Shop at 1 Howe Street, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the sale of the property at 1 Howe Street, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the property at 1 Howe Street, Paisley surplus to requirements and authorise the Head of Corporate Governance to conclude a sale on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 Mr Tony Tran currently leases the property at 1 Howe Street, Paisley on the basis of a 10 year lease from June 2016. The property trades as a Chinese Takeaway, at an annual rental of £7,200. Mr Tran is keen to invest in the property but considers that there will be more opportunity to secure funding to do so, if he had outright ownership. A request to purchase the property has therefore been received.

- 3.2 This property is a single storey standalone unit, located within a mixed commercial/residential area to the west of Paisley town centre, with no other Council interests in the immediate vicinity.
- 3.3 Negotiations on an appropriate purchase price to reflect market value have taken place with Mr Tran, 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 to be paid shall be £86,400 which is considered to be full market value. No VAT will be charged.
- 4.2 The tenant shall meet the Council's reasonable legal expenses incurred in concluding the sale.
- 4.3 Note that the sale must be concluded within 6 months from the date of this Board otherwise revised terms and conditions will be renegotiated.
- 4.4 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy & Development to protect the Council's interest.
-

Implications of the Report

1. **Financial** – Capital receipt of £86,400 to General Services account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Sale of property.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

- 8. **Health & Safety** – None.
- 9. **Procurement** – None.
- 10. **Risk** – None.
- 11. **Privacy Impact** – None.
- 12. **Cosla Policy Position** – N.A.

List of Background Papers

(a) N/A

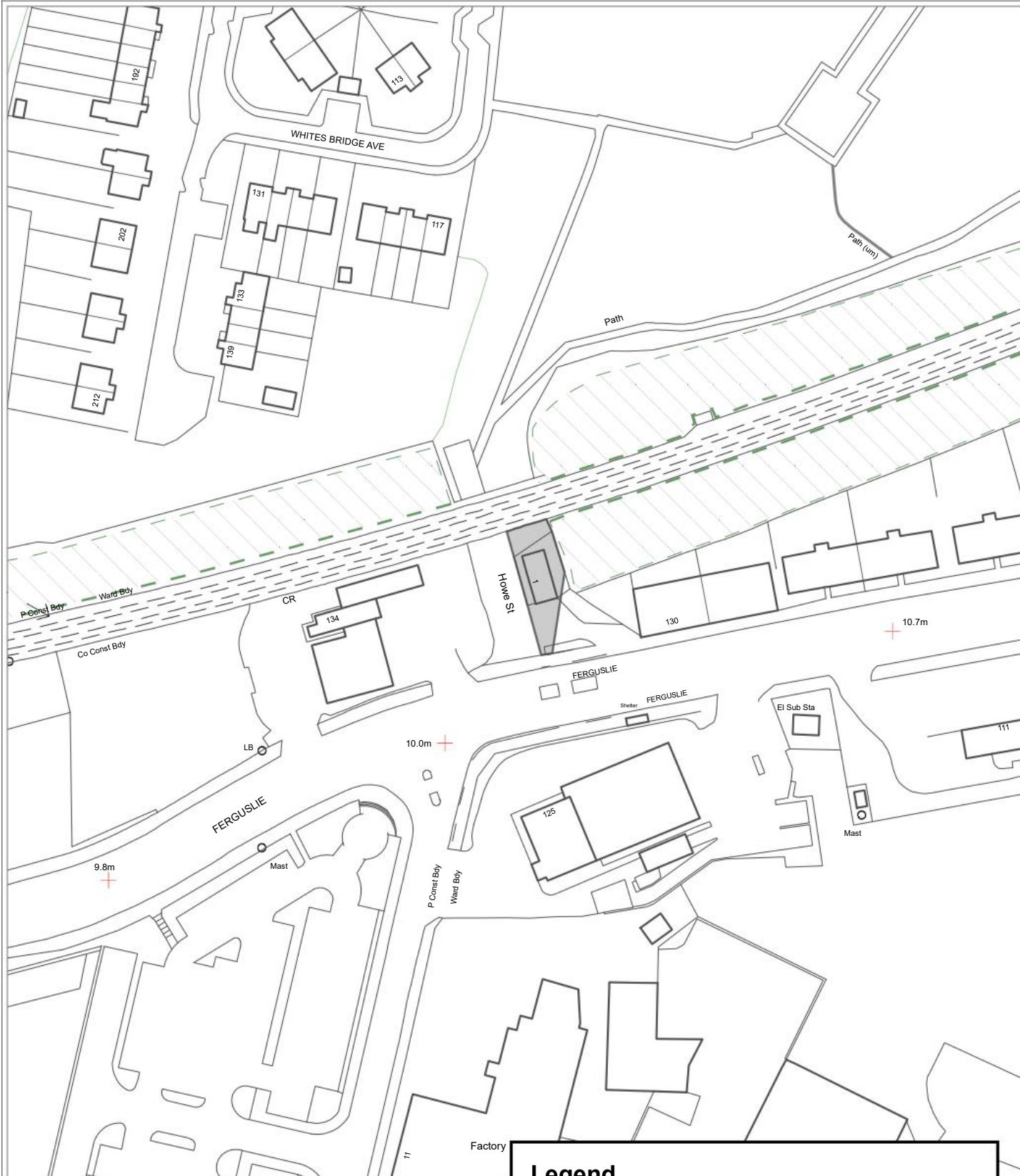
Author: andrew.smith@renfrewshire.gov.uk

Disposal of 1 Howe Street, Paisley

Report Plan Ref. E2779


User: howardhaughj2

Date: 27/07/2022



Notes:

Legend

 Area to be disposed extends to 240sqm or thereby



To: Infrastructure, Land and Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Disposal of Land adjacent to 123 Glencoats Drive, Paisley

1. Summary

- 1.1 The purpose of this report is to declare the area of land adjacent to 123 Glencoats Drive, Paisley, shown on the attached plan (E3257), as surplus to requirements.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 123 Glencoats Drive, Paisley, 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 123 Glencoats Drive, Paisley, 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 Account, extends to 62 sqm or thereby and was an area of open space, having been combined with the adjoining garden some years ago.
- 3.2 The Council received a complaint that the applicant had extended their garden into Council owned land. A site investigation was carried out which confirmed an encroachment had taken place.
- 3.3 The owner of 123 Glencoats Drive was approached regarding this encroachment onto Council land at which point they expressed an interest in acquiring this land to formalise their use as off-street parking. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
- 3.4 The applicant will require to obtain planning permission for a change of use.
- 3.5 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.
- 3.6 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.7 Environment and infrastructure have confirmed that this area of land has no operational requirement and is not opposed to the land being declared surplus.
- 3.8 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** – The General services account will benefit from a modest capital receipt.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** – None.
- 4. **Legal** – Conveyancing of land required.
- 5. **Property/Assets** – As per report.
- 6. **Information Technology** – None.

7. **Equality & Human Rights**

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

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – N.A.

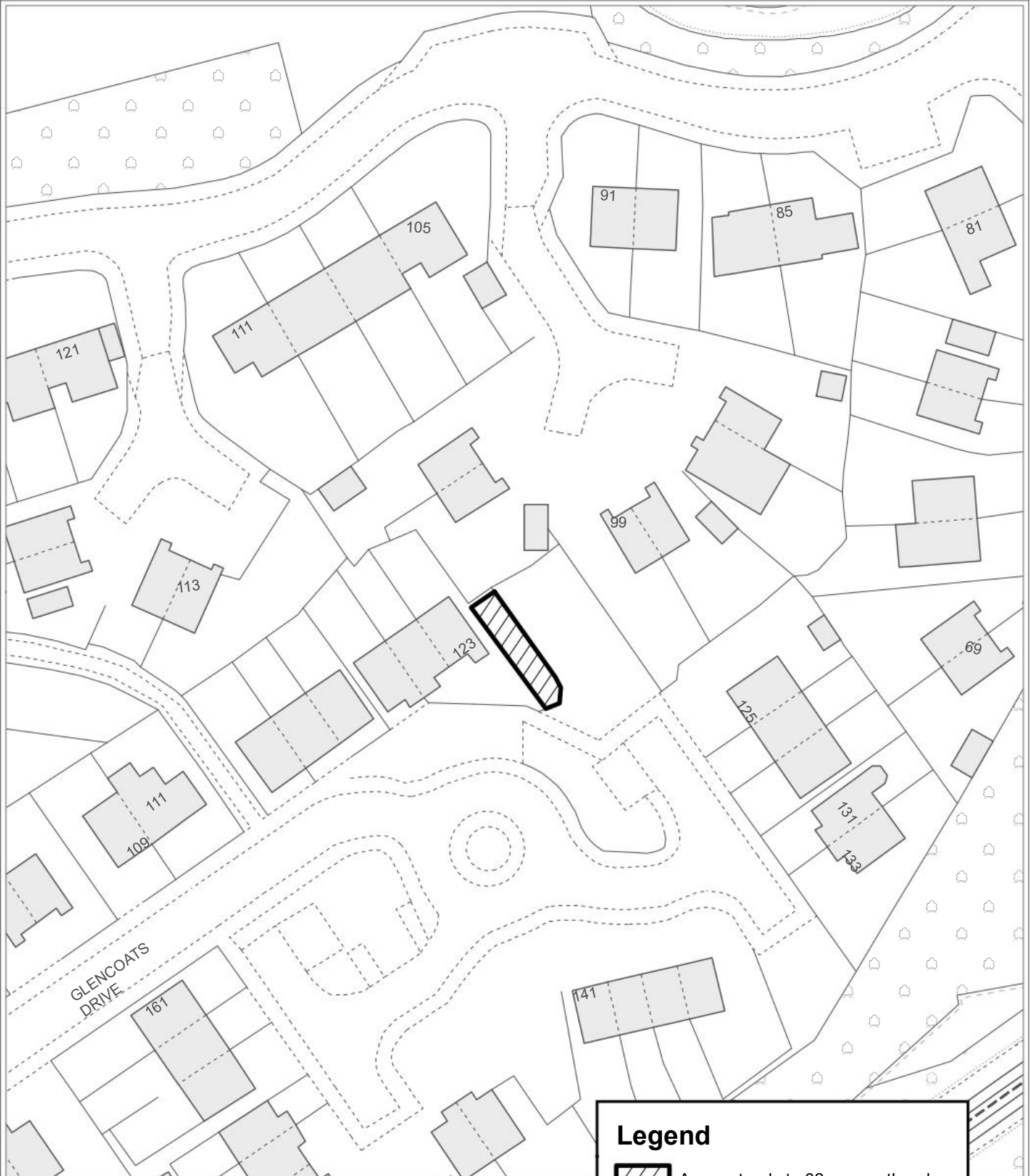
List of Background Papers

- (a) None.
-

***Author:** Aileen Johnston, Principal Estates Surveyor*

User: hocraigj1

Date: 21/07/2022



Notes:
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To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Disposal of Woodlands Bowling Club, Brediland Road, Linwood

1. Summary

- 1.1 The purpose of this report is to ask the Board to approve the sale of Woodlands Bowling Club to Woodlands Community Bowling Club SCIO (SC050436) under Part 5 of the Community Empowerment (Scotland) Act 2015.

2. Recommendations

It is recommended that the Board:-

- 2.1 Note the sale of Woodlands Bowling Club premises to Woodlands Community Bowling Club SCIO (SC050436) under Part 5 of the Community Empowerment (Scotland) Act 2015; and
- 2.2 Authorise the Head of Economy and Development and the Head of Corporate Governance to conclude the sale with Woodlands Community Bowling Club at the price offered in the Community Asset Transfer (CAT) Request, and on such terms as required to protect the Council's interest.
-

3. Background

- 3.1 Part 5 of the Community Empowerment (Scotland) Act 2015 introduced the right for community bodies to request outright ownership, short or long term lease or other rights over any land or property owned or leased by the Council.

- 3.2 The Act requires local authorities to assess requests transparently against a specified list of criteria, and to agree the request unless there are reasonable grounds for refusal.
- 3.3 The Council's CAT Panel (officers) met on 2nd August 2022 and, there being no reasonable grounds to refuse, approved the CAT request for outright ownership at the offered price of £1.
- 3.4 The Club will require continued access through and use of the car park and road which serves the bowling club and On-X sports centre.

4. Summary of CAT Proposal

- 4.1 Woodlands Community Bowling Club first submitted a CAT request to purchase Woodlands Bowling Club in November 2020.
- 4.2 Due to delays as a result of Covid-19, the CAT request was not considered by officers until January of this year.
- 4.3 Following amendments to the CTB's constitution and update to their business case, the request was validated on 20 May 2022.
- 4.4 Notice of the CAT request was advertised on the Council website and in the local community between the dates of 23rd May and 1st July. No formal representations were made.
- 4.5 The CTB intends to continue to spend a substantial amount on the maintenance and renovation of the property and ground, to secure the long-term future of the asset for the Club, thus relieving Renfrewshire Council of any further expenditure and involvement maintaining same.
- 4.6 Benefits from the transfer of ownership are cited in the CAT request, and include:
- secure the future of an established community-based sport within the local community;
 - members of the local community will continue to benefit from Club activities and events which help people to lead healthier lives and support people living with long term conditions or mental health issues;
 - continue to deliver a programme of regular activities throughout the year which provide opportunities to bring people together to socialise helping to reduce social isolation and loneliness;
 - provide access for children and young people in the local community to build confidence, gain new skills, and interact with different age groups through the sport of outdoor and indoor bowling, both as a leisure pursuit and as a competitive sport.
- 4.7 The Club currently pays 15% of its bar takings to the Council as rent, applied retrospectively.

Securing the future of the asset through the CAT process will enable income generated through Club events and activities to be used to re-invest in the ongoing provision of community-based activities and maintenance of a community-based asset.

5. Proposed Terms and Conditions

- 5.1 The Club shall be allowed to purchase the asset for £1.
- 5.2 The Club will continue to have access through and use of the carpark at On-X and the access road from Brediland Road.
- 5.3 The Club will be responsible for a share of the repair and maintenance costs of the car park and access road; share to be determined.

Implications of the Report

- 1. **Financial** – The Club will retain all income and profit from activities including bar takings.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning**

Our Renfrewshire is well – the CAT supports the wellness and resilience of our citizens and communities.

4. Legal

- (a) The CAT request and CTB comply with the requirements of Part 5 of The Community Empowerment (Scotland) Act 2015.
- (b) Sale must be concluded within 6 months of a formal offer being submitted by the Club.

5. Property/Assets – As per this report.

6. Information Technology – None.

7. Equality & Human Rights

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property.

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** – Not applicable.
- 10. **Risk** – None.
- 11. **Privacy Impact** – Not applicable.
- 12. **Cosla Policy Position** – Not applicable.

List of Background Papers

- (a) None.

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To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Disposal of land from Paisley Common Good, Bridge Street, Paisley

1. Summary

- 1.1 This report was continued from the June 2022 meeting of the ILE Board.
- 1.2 The purpose of this report is to declare the area of land at Bridge Street, Paisley, shown on the attached plan (E3167), as surplus to requirements and to pursue its disposal from the Paisley Common Good through the Court to an adjoining owner.

2. Recommendations

- 2.1 It is recommended that the Board:
- i) Note the completion of the statutory process as part of the Community Empowerment (Scotland) Act 2015, to consult on the proposed disposal of Common Good property and further to note the one representation received.
 - ii) Authorise the Head of Corporate Governance to make an application to the Court under section 75 of the Local Government (Scotland) Act 1973 to approve the disposal of the land from the Paisley Common Good.
 - iii) If the application made to the Court is approved then to declare the area of land subject to the Court application as surplus to requirements, with a view to disposing to the adjacent owner.
 - iv) Authorise the sale thereof to the adjoining proprietor, Nixon Blue Ltd, on such terms and conditions as may be negotiated by the Head of Economy & Development utilising delegated powers.

- v) 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.
- vi) Note that the Head of Economy and Development 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 Following the approval of planning application (ref. 20/0533/PP) for the construction of a residential and mixed-use development at 20-22 Bridge Street, Paisley the landowner and developer, Nixon Blue Ltd formally approached the Council seeking to acquire the adjacent open space that connects Bridge Street along the River Cart walkway towards Forbes Place. See attached plan ref E3167.
- 3.2 This area of land, which is held on the Paisley Common Good, extends to 904 sq.m. or thereby and is an area of maintained open space with public access across it. There is substantial Scottish Water infrastructure beneath the site. The land was disposed to the Burgh of Paisley in 1938.
- 3.3 The applicant has expressed an interest in acquiring this land to facilitate a terrace and amenity space adjacent to the new development while retaining the trees, public access to the majority of the space and the existing riverside walkway. These elements are included in their planning consent for the site.
- 3.4 As would be the normal process in these situations one of the Council's qualified valuation surveyors has valued the land in question. This price has been agreed with the prospective purchaser.
- 3.5 As part of the construction of the neighbouring site (Nixon Blue - Millhouse apartments) the Council received and approved a Licence to Occupy request for the land in question. This was to help facilitate the construction of the apartment block. It also included the developer's ability to erect temporary signage to market the new apartments on this land. Any such signage will be removed when the new development is completed. Such signage does not require an express planning consent.
- 3.6 It should be noted that the Council will retain control and maintenance responsibility for the Bridge Street pavement and also the existing River Cart Walkway.
- 3.7 The developer has meanwhile being progressing their development of new apartments with ground floor commercial uses. We understand that they have already agreed terms for a restaurant / café to occupy the ground floor space adjacent to the riverside walkway and Bridge Street.

4. Consultation on the disposal of Common Good land

- 4.1 Section 104 of Community Empowerment (Scotland) Act 2015 requires the Council to consult with the local community when it is planning to dispose of common good property. In accordance with the Act notices and adverts were published on the 16th March 2022 asking interested parties to make representations to the Council by the 11th May 2022, being an 8 week period. All information relating to the proposed disposal was published on the Council's web site and hard copies were made available for public inspection at the Customer Service Centre of Renfrewshire House. A notice was placed on the site, an advert was placed in the Paisley Gazette and the Paisley West and Central Community Council was directly notified.
- 4.2 During this period one representation was received. This asked a series of questions regarding the proposal. These were responded to, and the comments and replies have been published on the web site, as summarised in Appendix 1. As this was received from an individual not representing an organisation, that individual's name has been withheld. No further comments have been received.

5. Next Steps

- 5.1 Should the Board accept the principle of the disposal of this common good land then the Council is required to make an application under section 75 of the Local Government (Scotland) Act 1973 to the Court of Session or the Sheriff Court to obtain approval from the Court that it has the right to dispose of the land. The Sheriff or Court may impose conditions if they think fit or may impose a condition requiring that the Council shall provide in substitution for the land proposed to be disposed of other land to be used for the same purpose for which the former land was used.
- 5.2 If approved by the Court terms for the sale of the land to Nixon Blue Ltd will be concluded by the Head of Economy and Development and the Head of Corporate Governance.

Implications of the Report

1. **Financial** – The receipt from the sale of this land will benefit the Paisley Common Good.
2. **HR & Organisational Development** – None.
3. **Community Planning** – No implications.
4. **Legal** – Court and conveyancing of land required as described in the main report.
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.

13. **Climate Risk** – None.

List of Background Papers

- (a) None.
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Tel: 07979 700472

APPENDIX 1

Representation response as published on <https://www.renfrewshire.gov.uk>

Disposal of common good property: consultation

Community Empowerment Scotland (Act) 2015 Part 8 Section 104

In terms of the Community Empowerment Scotland (Act) 2015 Part 8, Section 104 - Renfrewshire Council is considering the disposal of land at Bridge Street, Paisley which is held by the Council as part of the common good. Notices and adverts were published on the 16th March 2022 asking interested parties to make representations to the Council by the 11th May 2022, being an 8 week period.

During this period one representation was received, summarised below along with the Council's response. As this was received from an individual not representing an organisation, that individual's name has been withheld.

The representation asked 5 questions –

1 - Is it proposed that the developer pay a fee for this land?

Response - Yes, this is a sale of land and a price will be paid for it, this will go to the Paisley Common Good Fund.

2 - Will this piece of land remain open to the Public to walk through as they do just now?

Your website says "to facilitate a terrace and amenity space adjacent to new development while retaining the trees, public open space and the riverside walkway". This statement suggests it will remain open to the Public. Please clarify. If it does remain open to the Public then how does that work when it is supposed to be an outdoor area for a restaurant? I'm sure they wouldn't want members of the Public wandering through their restaurant area? Something doesn't make sense here !

Response - The detailed drawing on the website shows an area for a restaurant terrace and an area to be enclosed by a hedge outside the windows of 2 ground floor flats, the rest of the area remains unrestricted for public access.

3 - Who becomes responsible for the maintenance of the cherry blossom trees and grassed areas? I assume this would be the developer? Please confirm how this will be enforced.

Response - The purchaser will be responsible for maintenance, and this will be part of the conditions of sale.

4 - Will the developer be required to make a separate planning application for any work here ?

Response - No, the necessary planning consent is in place, the consented scheme for the flats includes the terrace and landscaped area.

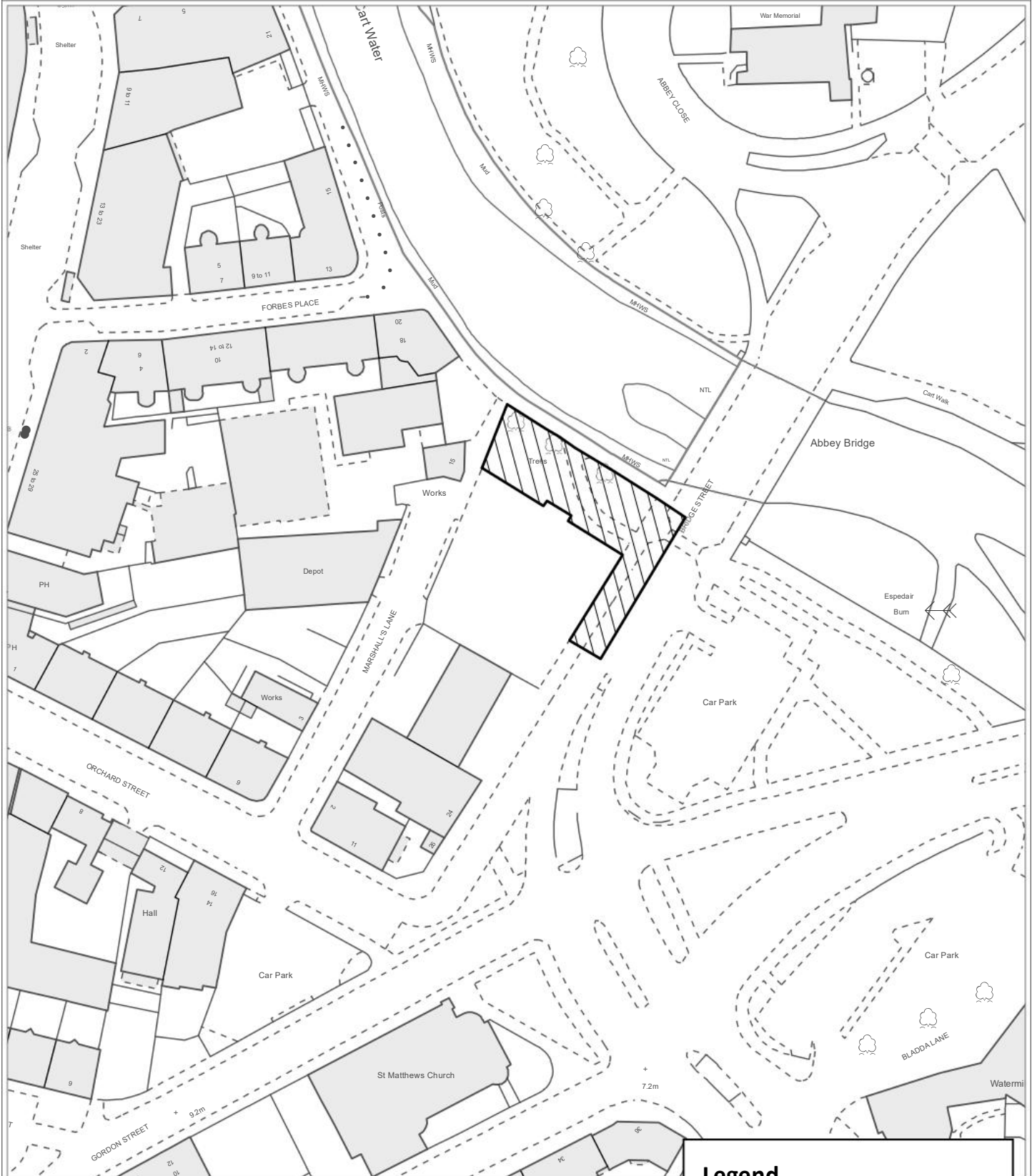
5 - With respect to representations, please confirm names and addresses are withheld from publication.

Response – name and address withheld from publication.

Land at Bridge Street, Paisley


Report Plan Ref. E3167

Date: 07/07/2021



Notes:

Legend

 Area extends to 904 sqm or thereby