

Minute of Meeting Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 08 November 2017	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

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

Chair

Councillor McEwan, Convener, presided.

In Attendance

S MacDougall, Director of Environment & Communities; S McFadden, Project Director for City Deal (City Deal), Barbara Walker, Depute Project Director (City Deal) and S Marklow, Assistant Manager - Policy (all Development & Housing Services); G McNeil, Head of Amenity Services, C Dalrymple, Regulatory and Enforcement Manager, K Carr, Senior Facilities Manager – Soft Services, G Hannah, Strategic Change Manager, A McNab, Transportation Manager, K Anderson, Amenity Services Manager – Waste, D Kerr, Service Coordination Manager, M Higgenbotham, Development Manager (all Environment & Communities); and K Graham, Head of Corporate Governance, J Lynch, Head of Property Services, F Hughes, Asset Manager, D Farrell, Financial and Resources Manager, V Howie, Finance Business Partner and R Devine, Senior Committee Services Officer (all Finance & Resources).

Declarations of Interest

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

1 Revenue Budget Monitoring Report

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources and Environment & Communities in respect of services reporting to the Infrastructure, Land and Environment Policy Board for the period 1 April to 15 September 2017.

DECIDED: That the budget position be noted.

2 Capital Budget Monitoring Report

There was submitted a capital budget monitoring report by the Director of Finance & Resources in respect of services reporting to the Infrastructure, Land and Environment Policy Board for the period 1 April to 15 September 2017.

DECIDED: That the report be noted.

3 Environment & Communities - Service Improvement Plan 2017/18: Mid-Year Monitoring Report

There was submitted a report by the Director of Environment & Communities relative to the 2017/18 Service Improvement Plan for Environment & Communities which highlighted performance during the period 1 April to 30 September 2017. The report outlined the key achievements of the Service, detailed how the work undertaken by the Service contributed to the priorities set out in the Council Plan and provided an overview of priorities for the Service over the next six-month period. Appendices to the report provided an update on progress achieved in terms of implementation of the action plan together with an assessment of performance in relation to the service scorecard of core performance indicators.

DECIDED:

(a) That the progress made on service performance be noted;

(b) That the progress made on actions and performance in the action plan be noted; and

(c) That it be agreed that an out-turn report in respect of areas of activity delegated to this Board be submitted to the meeting of this Board to be held in spring 2018.

4 Health (Tobacco, Nicotine, etc and Care) (Scotland) Act 2016 - The Enforcement of New Provisions Relating to Nicotine Vapour Products (NVPs)

There was submitted a report by the Director of Environment & Communities relative to the Health (Tobacco, Nicotine etc. and Care) (Scotland) Act 2016.

The report stated that the aim of the legislation was to control the sale of Nicotine Vapour Products (NVPs), commonly known as “e-cigarettes”, to people under the age of 18. The 2016 Act amended the Tobacco and Primary Medical Services (Scotland) Act 2010 and created a number of offences in relation to the sale of NVPs, including imposing an age restriction of 18 on purchases and introducing offences relating to

the purchase or proxy purchase of NVPs. Local authorities had a statutory duty of enforcement, as well as powers to issue Fixed Penalty Notices in relation to these offences. The report proposed that officers within the Council's Trading Standards & Licensing Team, who currently undertook checks that local traders were compliant with the provisions of the Tobacco and Primary Medical Services (Scotland) Act 2010, as well as other legislation to prevent the underage supply of restricted items such as fireworks, spray paints, butane gas lighter refills, petroleum and DVDs, assist local traders to achieve compliance with the provisions of the Health (Tobacco, Nicotine etc. and Care) (Scotland) Act 2016 through the provision of business advice and support in line with the Integrated Enforcement Policy agreed at the meeting of the Leadership Board held on 16 September 2016. Continued contraventions would be considered for enforcement action only if compliance was not reached.

DECIDED: That the implementation of the Health (Tobacco, Nicotine etc. and Care) (Scotland) Act 2016 and the associated enforcement duties relating to Nicotine Vapour Products be noted.

5 Review of Car Parking Provision and Charges across Renfrewshire

There was submitted a report by the Director of Environment & Communities relative to the review of car parking charges across Renfrewshire.

The report outlined the current arrangements for Council-controlled on and off-street parking and pay and display parking charges in Paisley Town Centre and detailed the annual income generated. The Council's current parking meters were between 10 and 30 years old, only accepted cash payments and many were approaching end of life with many parts for the machines no longer manufactured. In addition the report highlighted that parking permits for residents in Paisley who lived within the pay and display zones were currently issued free of charge.

The report detailed proposals to streamline Council-owned on and off-street parking provision and charges across Renfrewshire, with the aim of increasing usage, generating turnover of parking spaces, benefitting shoppers and subsequently generating increased footfall in the Town Centre and reviewed the current free parking permit scheme for residents within the Paisley pay and display zones. In summary the report proposed to (i) increase parking tariffs between Monday and Friday, with effect from April 2018, by 10p for 30 minutes parking up to approximately 50p for four hours parking, with parking continuing to be free on Saturdays and Sundays; (ii) progress the introduction of pay and display parking charge proposals for on and off-street Council-controlled parking facilities in Renfrew and Johnstone; and (iii) introduce charges for the issue of residents' car parking permits. Furthermore it was proposed to fully replace/upgrade the parking meters in Paisley with modern meters capable of taking payment by methods other than cash.

It was proposed that an impact assessment of the approved parking scheme proposals for Johnstone and Renfrew be carried out, over a three-month period, as part of the implementation of the approved parking and charges changes. The Convener indicated that she accepted this proposal. In addition the Convener accepted a further recommendation to suspend the application of a fee for residents' parking permits, to recover costs for all areas within the pay and display parking zones in Paisley until a thorough review was carried out on all parking permits (residents and businesses) and a subsequent report was brought to the next appropriate Board.

Councillor McEwan, seconded by Councillor Adam-McGregor, then moved:-

- (a) That the increase of parking tariffs in Paisley, by 10p for 30 minutes parking up to approximately 50p for four hours parking, be approved;
- (b) That the widening out of charges for Council-owned on and off-street parking to include Renfrew and Johnstone, streamlining the cost of Town Centre parking for Renfrewshire residents, be approved;
- (c) That investment in a modern parking meter supply be approved, to facilitate the introduction of meters that can accept other methods of payment including contactless payment;
- (d) That an impact assessment of the approved parking scheme proposals for Johnstone and Renfrew be carried out, over a three-month period, as part of the implementation of the approved parking and charges changes;
- (e) That the introduction of an annual charge for residents' parking permits, to recover costs for all areas within the Pay and Display parking zones in Paisley, be approved and that it be agreed to suspend the application of a fee until a thorough review was carried out on all parking permits (residents and businesses) and a subsequent report was brought to the next appropriate Board; and
- (f) That it be agreed to continue to charge for parking in Pay and Display for on and off-street zones Monday to Friday only, with Saturday and Sunday remaining free.

Councillor Hood, seconded by Councillor Davidson, moved as an amendment that the report be rejected.

On the roll being called the following members voted for the amendment: Councillors Binks, Davidson, Devine, Graham, Hood, Kennedy and J MacLaren.

The following members voted for the motion: Councillors Adam-McGregor, Burns, Cameron, Campbell, Audrey Doig, Don and McEwan.

7 members having voted for the motion and 7 members having voted for the amendment the Convener, in terms of Standing Order 31, used her second and casting vote in favour of the motion which was accordingly declared carried.

DECIDED:

- (a) That the increase of parking tariffs in Paisley, by 10p for 30 minutes parking up to approximately 50p for four hours parking, be approved;
- (b) That the widening out of charges for Council-owned on and off-street parking to include Renfrew and Johnstone, streamlining the cost of Town Centre parking for Renfrewshire residents, be approved;
- (c) That investment in a modern parking meter supply be approved, to facilitate the introduction of meters that can accept other methods of payment including contactless payment;
- (d) That an impact assessment of the approved parking scheme proposals for Johnstone and Renfrew be carried out, over a three-month period, as part of the

implementation of the approved parking and charges changes;

(e) That the introduction of an annual charge for residents parking permits, to recover costs for all areas within the Pay and Display parking zones in Paisley, be approved and that it be agreed to suspend the application of a fee until a thorough review was carried out on all parking permits (residents and businesses) and a subsequent report was brought to the next appropriate Board; and

(f) That it be agreed to continue to charge for parking in Pay and Display for on and off-street zones Monday to Friday only, with Saturday and Sunday remaining free.

6 Operational Performance Report

There was submitted a report by the Director of Environment & Communities which provided an overview of key service activities during the period 1 April to 15 September 2017.

The report provided a progress update in respect of the main projects and activities delivered by services within Environment & Communities, together with key performance indicators.

DECIDED: That the Operational Performance report be noted.

7 Waste Management Strategy Progress Update & Refresh - Improving Recycling in Renfrewshire

There was submitted a report by the Director of Environment & Communities relative to the Council's Waste Management Strategy.

The report outlined the external drivers and global market conditions affecting the Council's Waste Strategy. It was highlighted that Renfrewshire's recycling performance had shown incremental increases from 37.4% in 2009 to 48.5% in 2016, driven by a number of service delivery changes. To further improve Renfrewshire's recycling performance fundamental changes were required to both waste collection and current disposal arrangements, taking cognisance of external drivers and reflecting global market conditions.

A review and analysis of the Council's kerbside waste collection arrangements, waste tonnages, waste disposal contracts and recycling performance had been undertaken to develop a refreshed Waste Strategy for Renfrewshire. It was noted that the timescale for implementation of the proposed service delivery changes was autumn 2018 and that the implementation would be supported by a comprehensive education, awareness and communications strategy to engage householders and support behavioural change.

Councillor McEwan, seconded by Councilor Don, moved:-

(a) That the service delivery changes to the kerbside refuse collection service provided to Renfrewshire's households, as set out in paragraphs 4.2.1 to 4.2.4 of the report be approved;

(b) That the development of a comprehensive education and awareness strategy, with a supporting communications campaign to support a refreshed Waste Strategy for Renfrewshire and implementation of the service delivery changes, as set out in

paragraphs 4.2.1 to 4.2.4 of the report be noted; and

(c) That the requirement for the development of a business case for the future long-term collection and disposal arrangements required for glass collections be noted.

Councillor Hood, seconded by Councillor Davidson, moved as an amendment that the report be rejected.

On the roll being called the following members voted for the amendment: Councillors Davidson, Devine, Hood and Kennedy.

The following members voted for the motion: Councillors Adam-McGregor, Burns, Cameron, Campbell, Audrey Doig, Don, Graham, J MacLaren and McEwan.

Councillor Binks abstained.

4 members having voted for the amendment, 9 members having voted for the motion and one member having abstained, the motion was accordingly declared carried.

DECIDED:

(a) That the service delivery changes to the kerbside refuse collection service provided to Renfrewshire's households, as set out in paragraphs 4.2.1 to 4.2.4 of the report be approved;

(b) That the development of a comprehensive education and awareness strategy, with a supporting communications campaign to support a refreshed Waste Strategy for Renfrewshire and implementation of the service delivery changes, as set out in paragraphs 4.2.1 to 4.2.4 of the report be noted; and

(c) That the requirement for the development of a business case for the future long-term collection and disposal arrangements required for glass collections be noted.

8 Local Bus Services in Scotland - Improving the Framework for Delivery: A Consultation 13 September 2017 - Consultation Response

There was submitted a report by the Director of Environment & Communities relative to the consultation by the Scottish Government seeking views on ways to improve the framework for delivery of local bus services in Scotland. Responses to the consultation would inform the development of future legislation and guidance. A copy of the proposed response to the consultation was appended to the report.

The report indicated that three-quarters of public transport journeys in Scotland were made by bus but that the sector faced significant challenges with the number of passenger journeys decreasing and service cutbacks in some areas which could result in communities not having a public transport option available. In addition it was highlighted that local authorities undertook their own transport functions and worked within their Regional Transport Partnerships to deliver public transport. Renfrewshire delivered public transport functions through the Strathclyde Partnership for Transport.

The Scottish Government had a responsibility to improve bus services for passengers

and potential passengers. The existing improvement options for transport authorities were considered inadequate and could be inflexible and/or overly bureaucratic. The Scottish Government had presented proposals to improve options which included (i) replacing the Statutory Quality Partnership with the Service Improvement Partnership; (ii) local authorities being given the power to franchise local bus services; (iii) transport authorities being able to run their own bus operations or arms-length bus company; and (iv) operators of local bus services being required to release open data on routes, timetables, punctuality and fares. Renfrewshire Council was supportive of these proposals that ensured there were tools that would help to arrest and reverse the decline in bus patronage and maintained a sustainable bus network across Scotland and had no objection to the proposals included within the consultation document.

DECIDED: That the response, appended to the report, be approved as the Council's response to the Scottish Government consultation on Local Bus Services in Scotland – Improving the Framework for Delivery, 13 September 2017.

9 Consultation on Building Scotland's Low Emission Zones

There was submitted a report by the Director of Environment & Communities relative to the consultation by the Scottish Government on Building Scotland's Low Emission Zones. A copy of the Council's draft response to the consultation was appended to the report, together with a copy of the consultation document.

The consultation sought views on the proposed introduction of Low Emission Zones (LEZ) within towns and cities in Scotland with a focus on improving air quality, but also as a means of improving road network operations; tackling congestion; supporting a modal shift to active travel and public transport; supporting climate change mitigation; and supporting placemaking to improve town and city spaces. The report indicated that while air pollution from transport-related sources was declining across Scotland it continued to remain higher than the European limit values and Scottish Air Quality Objectives. In addition it was highlighted that the Scottish Government's Programme for Government 2017 stated that, in partnership with local authorities, LEZ would be introduced in Scotland's four biggest cities between 2018/20 and into all other Air Quality Management Areas, where National Low Emission Framework appraisals advocated such mitigation, by 2023.

DECIDED:

(a) That the publication of the Scottish Government consultation on Building Scotland's Low Emission Zones and the requirement to respond by 28 November 2017 be noted; and

(b) That the draft consultation response, appended to the report, be approved for submission to the Scottish Government.

10 Public Sector Climate Change Duties Reporting 2016/17

There was submitted a joint report by the Acting Director of Development & Housing Services and the Director of Environment & Communities relative to the Public Sector Climate Change Duties Reporting 2016/17.

The report stated that to comply with the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015 Renfrewshire

Council required to prepare an Annual Report, detailing progress in helping to mitigate and adapt to climate change.

The reporting duties covered six main areas namely, a brief organisation profile covering the number of staff, budget and organisational context; governance and management which explained how climate change was governed, managed and embedded in the organisation and identified its key strategies and priorities; emissions, targets and projects which reported the key statistical data, performance targets and climate change projects; how risk was managed and assessed and the actions taken to adapt to climate change. The reporting requirements also covered the organisation's procurement policies and activity and how they contributed to compliance with climate change duties; and the internal and external validation processes undertaken by the organisation in terms of its climate change duties.

A copy of Renfrewshire Council's Public Sector Climate Change Duties Reporting for the period 1 April 2016 to 31 March 2017 was appended to the report.

DECIDED: That the content and submission of Renfrewshire Council's mandatory Public Sector Climate Change Duties report for 2016/17 be approved.

11 Consultation on Smart Ticketing and Payments on Scotland's Public Transport System - Consultation Response

There was submitted a report by the Director of Environment & Communities relative to the consultation by the Scottish Government seeking views on the development of a smart ticketing scheme across Scotland's public transport system.

The report indicated that smart ticketing was considered an important element of a modern public transport system and was increasingly prevalent around the world. It was believed that users of public transport should be able to enjoy the benefits of modern ticketing and payment technology which would result in encouraging modal shift to public transport. The Scottish Government considered that a smartcard-based approach was the best way to achieve this aim as the infrastructure was largely in place, proven, worked with many transport modes and was secure. Technology continued to develop rapidly, and accordingly it was deemed essential to identify an appropriate approach to governance to ensure an orderly and planned migration between technologies, as well as oversight of the operation of, and participation in, key national and regional smart ticketing schemes. In addition the report stated that the Scottish Government intended to introduce a national e-purse scheme, where a monetary value was stored on a smartcard which could be used to pay for travel on all public transport.

It was highlighted that the proposed response to the consultation document, prepared on behalf of Renfrewshire Council and appended to the report, was supportive of the introduction of a smart ticketing scheme across Scotland's transport network.

DECIDED: That the response, appended to the report, to the Scottish Government's consultation on the development of a smart ticketing scheme across Scotland's public transport system be approved.

12 Use of Land at Old Howwood Road, Howwood by St Vincent Hospice

There was submitted a report by the Director of Finance & Resources relative to the

proposed use of Council-owned land to enable a pedestrian and cycle route to be created.

The report advised that St Vincent's Hospice was located on Old Howwood Road, Howwood with pedestrian access to the facility taken by way of an unlit road and a narrow unmarked path. A request had been received from the Hospice requesting permission to construct a footpath and cycle route on Council-owned land, identified on the plan attached to the report, to create a link between Beith Road, Howwood and Old Howwood Road, Howwood which would provide better pedestrian access to the Hospice. The ground involved was located within the greenbelt and had limited development opportunity due to the presence of overhead pylons. It was highlighted that planning permission for the formation of the proposed pedestrian route and cycleway had been granted while roads construction consent was awaited. The report indicated that if agreed, and following receipt of all statutory consents, the Hospice would provide details of the likely construction period. Thereafter the Head of Property Services in conjunction with the Head of Corporate Governance would conclude the necessary licence to St Vincent's Hospice at a rent of £1, if asked, to enable the works to be undertaken. It was highlighted that the Council-owned land would remain under licence agreement to St Vincent's Hospice until such times as the pathway was deemed of a suitable standard to enable it to be adopted.

DECIDED:

(a) That the request by St Vincent's Hospice to create a pedestrian and cycle route from Beith Road, Howwood to the Hospice on Old Howwood Road, Howwood, as indicated on the plan attached to the report, be agreed;

(b) That the Head of Property Services and the Head of Corporate Governance be authorised to conclude a licence with St Vincent Hospice over the Council-owned land identified on the plan attached to the report, to facilitate the construction of the route; and

(c) That it be noted that the licence would remain in place until such times that the Council were satisfied that the footpath met the required standards for adoption.

13 Land at Broomlands Street, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed disposal of land at Broomlands Street, Paisley, as identified on the plan attached to the report, to Nixon Blue Limited.

The report advised that Nixon Blue Limited had concluded missives in principle to acquire the former Ogilvie Club, 18 Broomlands, Paisley and had subsequently approached the Council to purchase land adjacent to the site extending to approximately 1,538 square metres. The report detailed the Council's ownership of land in Broomlands Street, Paisley, intimated that discussions had taken place between the Council and representatives of Nixon Blue Limited and outlined the provisional terms and conditions of sale provisionally agreed.

DECIDED:

(a) That the Head of Property Services and the Head of Corporate Governance be authorised to conclude the disposal of the land at Broomlands Street, Paisley, identified as shaded and hatched on the plan attached to the report, to Nixon Blue

Limited, subject to the terms and conditions contained within the report; and

(b) That both the shaded and the hatched areas of ground detailed on the plan attached to the report be declared surplus to the requirements of the Council in order to progress the proposed sale to Nixon Blue Limited.

14 Former Whitehaugh Barracks, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of the former museum store and associated buildings at 31 Whitehaugh Avenue, Paisley, as identified on the plan attached to the report, as surplus to the Council's operational requirements and seeking authorisation to market the buildings and site for sale.

The report advised that the site, which had also formerly been Whitehaugh Barracks, was situated in an established residential area to the east of Paisley Town Centre and extended to approximately 0.597 acres of land. A summary of the buildings located at the site was provided. It was proposed that the site and buildings not be marketed until there was sufficient opportunity for potential uses to be identified and considered. This was agreed.

DECIDED:

(a) That the buildings and site, at the former museum store, at 31 Whitehaugh Avenue, Paisley, identified on the plan attached to the report, be declared surplus to the Council's operational requirements; and

(b) That the the site and buildings not be marketed until there was sufficient opportunity for potential uses to be identified and considered.

15 Disposal of Land adjacent to 5 Neuk Avenue, Houston

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of land adjacent to 5 Neuk Avenue, Houston, as identified on the plan attached to the report, as surplus to the Council's requirements.

The area of land involved, which was held on the General Services Account, comprised a total of 83 square metres and was part of a larger area of open space maintained by Environment & Communities. The applicant had erroneously incorporated the land into the grounds of their property by erecting a fence enclosing the Council ground having obtained planning permission in November 2016 for a change of use from amenity ground to private garden ground. The applicant had agreed to purchase the ground in order to continue using it as private garden ground and to obtaining the required planning consents. The Head of Amenity Services had indicated that the area of land involved had no operational requirement. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised.

DECIDED: That the area of land located adjacent to 5 Neuk Avenue, Houston, identified in the plan attached to the report, be declared surplus to requirements with a view to disposing of it to the adjacent owner.

16 Disposal of Land Adjacent to 11 Neuk Avenue, Houston

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of land adjacent to 11 Neuk Avenue, Houston, as identified on the plan attached to the report, as surplus to the Council's requirements.

The area of land involved, which was held on the General Services Account, comprised a total of 54 square metres and was part of a larger area of open space maintained by Environment & Communities. The applicant had erroneously incorporated the land into the grounds of their property by erecting a fence enclosing the Council ground having obtained planning permission during 2011 for a change of use from amenity ground to private garden ground. The applicant had agreed to purchase the ground in order to continue using it as private garden ground and to obtaining the required planning consents. The Head of Amenity Services had indicated that the area of land involved had no operational requirement. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised.

DECIDED: That the area of land located adjacent to 11 Neuk Avenue, Houston, identified in the plan attached to the report, be declared surplus to requirements with a view to disposing of it to the adjacent owner.

17 Disposal of Land Adjacent to 13 Neuk Avenue, Houston

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of land adjacent to 13 Neuk Avenue, Houston, as identified on the plan attached to the report, as surplus to the Council's requirements.

The area of land involved, which was held on the General Services Account, comprised a total of 52 square metres and was part of a larger area of open space maintained by Environment & Communities. The applicant had erroneously incorporated the land into the grounds of their property having obtained planning permission during 2013 for a change of use from amenity ground to private garden ground. The applicant had agreed to purchase the ground in order to continue using it as private garden ground and to obtaining the required planning consents. The Head of Amenity Services had indicated that the area of land involved had no operational requirement. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised.

DECIDED: That the area of land located adjacent to 13 Neuk Avenue, Houston, identified in the plan attached to the report, be declared surplus to requirements with a view to disposing of it to the adjacent owner.

18 Disposal of land adjacent to 15 Neuk Avenue, Houston

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of land adjacent to 15 Neuk Avenue, Houston, as surplus to the Council's requirements. The Head of Property advised that the plan attached to the report did not identify the land involved correctly and provided clarification, using the plan, in relation to the area of ground involved.

The area of land involved, which was held on the General Services Account,

comprised a total of 60 square metres and was part of a larger area of open space maintained by Environment & Communities. The applicant had erroneously incorporated the land into the grounds of their property by erecting a fence enclosing the Council ground having obtained planning permission during 2010 for a change of use from amenity ground to private garden ground. The applicant had agreed to purchase the ground in order to continue using it as private garden ground and to obtaining the required planning consents. The Head of Amenity Services had indicated that the area of land involved had no operational requirement. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised.

DECIDED: That the area of land located adjacent to 15 Neuk Avenue, Houston, identified in the plan attached to the report as clarified by the Head of Property Services, be declared surplus to requirements with a view to disposing of it to the adjacent owner.

19 Land at Centreholm, Erskine

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of an area of ground at Centreholm, Erskine, identified on the plan attached to the report, as surplus to the Council's requirements.

The report advised that at the meeting of the former Planning and Property Policy Board held on 11 November 2014, an area of ground at Centreholm, Erskine, had been declared surplus to the Council's requirements. The site had been marketed and the offers received reported to the meeting held on 12th May 2015 of the former Planning and Property Policy Board, when it had been agreed to proceed to offer the site to the top bidder with instructions to seek to conclude missives for sale.

Discussions with the selected bidder, LIDL, had progressed to the point that they had revised their plans and now sought additional land to facilitate their revised model. The additional land was held within the General Services Account and confirmation had been received that there was no planned future use for the land.

DECIDED:

(a) That the supplementary area of land at Centreholm, Erskine, identified on the plan attached to the report, be declared surplus to requirements; and

(b) That the Head of Property Services and Head of Corporate Governance be authorised to progress with the disposal of the ground along with the original surplus site identified on the plan attached to the report.

20 Long Lease Request - 36 High Street, Johnstone

There was submitted a report by the Director of Finance & Resources relative to a request received to grant a lease of nine years to the tenant of 36 High Street, Johnstone.

The report advised that the commercial property at 36 High Street, Johnstone, identified on the plan attached to the report, was currently leased to Penny Lane Homes Johnstone Limited for use as an estate and letting agency. The tenant currently occupied the premises on a short-term lease at a rent of £13,570 per

annum. The tenant had requested a nine-year lease of the premises which, if agreed, would commence on a date to be agreed by both parties. Details of the terms and conditions provisionally agreed in respect of the proposed lease were provided.

DECIDED:

(a) That the request for a nine-year lease to the existing tenant of the property at 36 High Street, Johnstone, Penny Lane Homes Johnstone Limited, on the terms and conditions detailed within the report be approved; and

(b) That the Head of Corporate Governance be authorised to conclude the lease, on behalf of the Council, with the existing tenant subject to the terms and conditions detailed within the report.

21 Community Asset Transfer Request - Carbrook Street, Paisley

There was submitted a report by the Director of Finance & Resources relative to a Stage 2 Community Asset Transfer request received from West End Growing Grounds Association (WEGGA) in relation to a vacant site at Carbrook Street, Paisley, as identified on the plan attached to the report.

The report stated that the subjects had been the site of the former Carbrook Children's Centre, been vacant since November 2007 and previously been declared surplus to the Council's requirements. The site extended to approximately 0.80 acres (3,252 sq m), was located approximately 2 km from Paisley Town Centre on the periphery of the West End of Paisley, was bounded on the north and east side by Woodside cemetery and was adjacent to local authority housing. In terms of an indicative site value, in the current market and reflecting both the location and residential development capacity the Asset Manager had advised that the site could achieve an offer in the region of £250,000 subject to planning being granted. It was noted however that at this time there were no active developers who had expressed an interest in the site. The provisional terms and conditions of the proposed Community Asset Transfer of the site were outlined in the report.

WEGGA had been established in 2011 as a constituted sub-committee of Paisley West & Central Community Council and currently maintained two West End stalled spaces in Brown Street and Underwood Lane. Through the Community Asset Transfer request, WEGGA proposed to convert the site into a community garden, devoted to sustainable local food production and providing a community garden for recreation and contemplation. The Community Garden project would be undertaken in two phases over two years. Details of the works comprising each stage of the project were provided in the report. A development plan had been prepared in respect of the proposal and costs obtained. The report advised that a business case had been developed by WEGGA which would allow them to acquire the site at Carbrook Street and manage their other property obligations. Additional information was awaited in support of WEGGA's applications for funding which could not be submitted until they had written confirmation that they could acquire the site through Community Asset Transfer.

DECIDED:

(a) That the Community Asset Transfer request from WEGGA for the subject site at Carbrook Street, Paisley be approved subject to the conditions detailed within the report;

(b) That the Head of Corporate Governance be authorised to conclude the Community Asset Transfer; and

(c) That it be noted that should WEGGA fail to secure the necessary funding or the appropriate statutory consents for the site, it would remain with the Council as a surplus asset.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following items of business as it was likely, in view of the nature of the business to be transacted, that if members of the press and public were present, there would be disclosure to them of exempt information as defined in paragraphs 6, 8 and 9 of Part I of Schedule 7A of the Local Government (Scotland) Act 1973.

22 Voluntary Acquisition of Land, City Deal

This item is exempt.

23 Roads Trading Budget Monitoring Report

This item is exempt.

24 Vehicle Maintenance Trading Budget Monitoring Report

This item is exempt.