

## Minute of Meeting

### 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

**Present:** Councillor Jennifer Adam, Councillor Stephen Burns, Councillor Jacqueline Cameron, Councillor Michelle Campbell, Councillor Carolann Davidson, Councillor Audrey Doig, Councillor Chris Gilmour, Councillor John Gray, Councillor John Hood, Councillor James MacLaren, Councillor John McNaughtan, Councillor Will Mylet, Councillor Iain Nicolson, Councillor Ben Smith

#### Chair

Councillor Campbell, Convener, presided.

#### In Attendance

G McNeil, Director of Environment & Infrastructure; A Morrison, Head of Economy and Development Services, B Walker, Programme Director (City Deal & Infrastructure), G Crawford, Senior Communications Officer, A Johnston, Principal Estates Surveyor and C Horn, Senior Planning & Policy Development Officer (all Chief Executive's); C Dalrymple, Head of Facilities and Property Management and P McConnachie, Senior Facilities Manager (Support Services) (both Communities & Housing Services); G Hutton, Head of Operations & Infrastructure, K Anderson, Amenity Services Manager - Waste, K Gray, Streetscene Manager, D Kerr, Service Co-ordination Manager, G Hannah, Transportation & Change Manager, L Rennie, Operations Manager and G Heaney, Assistant Infrastructure & Assets Manager (all Environment & Infrastructure); and M Conaghan, Head of Corporate Governance, M Law, Senior Asset & Estates Surveyor, L Dickie, Finance Business Partner, G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, R Devine and E Gray, both Senior Committee Services Officers and J Barron and D Cunningham, both Assistant Committee Services Officers (all Finance & Resources).

#### Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be filmed for live or subsequent broadcast via the Council's internet site.

## **Apology**

Councillor McDonald.

## **Declarations of Interest**

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

### **1 Revenue and Capital Budget Monitoring as at 24 June 2022**

There was submitted a joint Revenue and Capital Budget Monitoring report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing Services as at 24 June 2022.

The report stated that the projected revenue outturn as at 31 March 2023 for all services reporting to this Policy Board was an overspend position of £2.350 million against the revised budget for the year, 7.3% of the budget. The projected capital outturn as at 31 March 2023 for projects reporting to the Board was a break-even position against the revised budget for the year. Summaries were provided over the relevant services in the tables within the report, together with further analysis.

The report highlighted revenue budget adjustments totalling £564,000 since the budget was approved at Council in March 2022. The majority of the adjustments were due to the allocation of £300,000 for the Clyde Valley Waste indexation and a non recurring allocation of £162,000 in relation to fly tipping. In addition it was noted that there had been capital budget adjustments of £3.590 million since the the budget was approved which had arisen through £1.660 million of budget reprofiling from 2021/22, budget increases of £1.830 million and £100,000 of budget transfers.

#### **DECIDED:**

(a) That the projected Revenue outturn position, as detailed in table 1 of the report, acknowledging that the forecast position was based on best estimates at this point in time, be noted;

(b) That the projected Capital outturn position, as detailed in table 2 of the report, be noted; and

(c) That the budget adjustments, detailed in sections 4 and 6 of the report, be noted.

## 2 **Operational Performance Report**

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

The report provided updates since the previous policy board meeting in respect of key areas delivered by services within Environment & Infrastructure, which were within the remit of this Policy Board, including fleets, roads and transportation, parks investment, StreetScene, climate change, Team Up to Clean Up, and waste recycling services.

It was noted that while Covid-19 restrictions had been removed from most operational services there were still challenges through covid-related absences and staff carrying forward annual leave which had been accrued while assisting other services.

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

## 3 **Winter Maintenance and Severe Weather Plan for 2022 – 2027**

There was submitted a report by the Director of Environment & Infrastructure relative to the Council's Winter Maintenance and Severe Weather Plan for 2022 – 2027, a copy of which was appended to the report.

The report set out the Council's statutory obligation under section 34 of the Roads (Scotland) Act 1984 to take such steps it considered reasonable to prevent snow and ice endangering the safe passage of pedestrians and vehicles over public roads. The proposed plan detailed a number of key areas including route planning and treatment, weather forecasting, vehicle deployment, communication plans and flooding incident responses.

**DECIDED:** That the Winter Maintenance and Severe Weather Plan 2022 – 2027, as appended to the report be approved.

## 4 **Clyde Muirshiel Regional Park – member appointment to Liaison Groups**

There was submitted a report by the Chief Executive relative to the appointment of members to two Clyde Muirshiel Regional Park (CMRP) liaison groups.

At the meeting of this Policy Board held on 12 January 2022 it was agreed that two liaison groups to oversee future planning for Clyde Muirshiel Regional Park would be established in response to the decision by the local authorities of Renfrewshire, Inverclyde and North Ayrshire to dissolve the Clyde Muirshiel Regional Park Authority with effect from 31 March 2021.

The report set out the proposed governance arrangements and provided detail on the role of the two liaison groups, the CMRP (Renfrewshire) Liaison Group and the Renfrewshire / Inverclyde CMRP Liaison Group. Two members required to be nominated for each group, one from the administration and another from the opposition. It was noted that all Renfrewshire Ward 9 members would also be invited to sit on the CMRP (Renfrewshire) Liaison Group.

Councillor Campbell nominated Councillor Audrey Doig to be appointed to both groups with Councillor McNaughton acting as her substitute. Councillor Smith nominated Councillor Gilmour to be appointed to the Renfrewshire / Inverclyde CMRP Liaison Group and intimated that their nomination to the CMRP (Renfrewshire) Liaison Group would be intimated to the Head of Corporate Governance following the meeting. This was agreed unanimously.

**DECIDED:**

- (a) That Councillor Audrey Doig be appointed to the CMRP (Renfrewshire) Liaison Group, with Councillor McNaughton acting as a substitute for Councillor Doig;
- (b) The the Head of Corporate Governance would be advised of the opposition member for the CMRP (Renfrewshire) Liaison Group following the meeting; and
- (c) That Councillor Audrey Doig and Councillor Gilmour be appointed to the Renfrewshire / Inverclyde CMRP Liaison Group with Councillor McNaughton acting as a substitute for Councillor Audrey Doig.

## **5 Community Asset Transfer policy – procedure update**

There was submitted a report by the Chief Executive relative to the proposed changes to the Community Asset Transfer procedure.

The report intimated that a report had been submitted to the meeting of this Policy Board held on 15 June 2022 on the proposed changes to the procedure for the consideration of Community Asset Transfer requests, following which a number of queries were raised by elected members regarding the stated process. The current arrangements were set out along with the matters which were under review.

The report advised that options for the future procedure would be submitted to the Council meeting to be held on 29 September 2022 as changes to the scheme of delegation and board remits were required and this was a matter reserved for Council.

**DECIDED:**

- (a) That the clarifications to the previous report which was considered by this policy board at the meeting on 15 June 2022 be noted; and
- (b) That it be noted that a report would be presented to the next Council meeting on the options for future governance on Community Asset Transfer applications.

## **6 Proposed Compulsory Purchase Powers, UK Government Levelling Up Fund – AMIDS South**

There was submitted a report by the Chief Executive relative to proposed compulsory purchase powers which would allow the Council to commence land assembly as part of the Advanced Manufacturing Innovation District Scotland South (AMIDS South). The areas in question were detailed in drawings attached as appendices to the report.

The report provided an overview for the project which would provide a new transport link between Paisley town centre, Glasgow Airport and the AIMDS site. It advised that the Outline Business Case for the project had been approved at a meeting of the Leadership Board held on 16 June 2021, that public and stakeholder views on the project had been sought in a consultation exercise carried out in April 2022 and that planning permission from the project had been sought in May 2022.

Dialogue with the owners of key sites had been ongoing and, to further progress, powers in principle were sought to use compulsory purchasing to acquire land where necessary. It was felt that this was the most appropriate course of action due to the piecemeal nature of the key sites.

### **DECIDED:**

- (a) That it be agreed that the Programme Director – City Deal and Infrastructure would be authorised to acquire the required sites and interests for AMIDS South;
- (b) That the use, in principle, of compulsory purchase powers be approved;
- (c) That it be noted that all landowners would be kept informed at all stages of the process and compensation would be negotiated with each as appropriate; and
- (d) That it be noted that before CPO powers were implemented a further report be submitted to this policy board for consideration detailing the sites and interests and the owners.

## **7 Renfrewshire Community Meals Service – Lease Renewal**

There was submitted a report by the Chief Executive relative to the proposed extension of the lease at Unit 11, Baltic Business Park Paisley by the current lease holder Renfrewshire Community Meals Service. The site was identified in a plan which was appended to the report.

The reported intimated that the lease commenced in September 2010 for a ten-year term. This was extended in September 2017 and was then due to expire on 28 September 2022 with an annual rent of £22,000 per annum plus VAT, service charge and insurance costs.

The sought extension was for a period of 18 months from 29 September 2022 at a rate of £26,000 per annum plus VAT, service charge and insurance costs. The proposed terms and conditions were detailed in full in the report.

**DECIDED:** That the Head of Corporate Governance be authorised to extend the lease of the unit 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.

**8 Lease extension with alterations, former Bridge of Weir Library, 63 Main Street, Bridge of Weir.**

There was submitted a report by the Chief Executive relative to the proposed extension of the lease, with alterations, at the former Bridge of Weir Library, 63 Main Street, Bridge of Weir. The lease holder was The Bridge (Bridge of Weir) SCIO (SC042720).

The report intimated that the lease commenced in August 2013 for a ten-year period. The sought extension was for a period of ten years from 17 August 2023. The terms, conditions and alterations were detailed in full in the report.

**DECIDED:** That the Head of Corporate Governance be authorised 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 the report.

**9 5 Year Lease of Shop at 28 MacDowall Street, Johnstone**

There was submitted a report by the Chief Executive relative to the proposed lease of a shop at 28 MacDowall Street, Johnstone. The site was identified in a plan attached as an appendix to the report.

The report intimated that the property had been placed on the market for lease in June 2022 with an asking rent of £3,500 per annum. There was a high level of interest in the property therefore a closing date for offers was set. Two offers were received, one for £3,500 per annum with a proposed use as a make up artist studio and another for £4,000 per annum with a proposed use as a sandwich shop.

Both offers were analysed and it was concluded that the lease of the property should be offered to the second offeror, for a period of three years with a rent of £4,000 per annum, as this represented best value to the Council. The proposed terms and conditions for the lease were detailed in full in the report.

**DECIDED:**

(a) That the terms and conditions that had been provisionally agreed with the Council and the proposed tenant be approved; and

(b) That the Head of Corporate Governance be authorised to conclude the lease on the basis of the terms and conditions detailed in the report.

#### 10 **Shop at 37 George Street, Paisley**

There was submitted a report by the Chief Executive relative to the proposed lease of a shop at 37 George Street, Paisley. The site was identified in a plan attached as an appendix to the report.

The reported intimated that the property was currently operating as a newsagent and was subject to a month-to-month lease and that the tenant was looking to enter into a longer agreement. The current lease agreement set out a rent of £5,900 per annum.

The proposed lease was for a period of five years at a rental rate of £6,300. The proposed terms and conditions for the lease were detailed in full in the report.

**DECIDED:**

(a) That the terms and conditions that had been provisionally agreed with the Council and the proposed tenant be approved; and

(b) That the Head of Corporate Governance be authorised to conclude the lease on the basis of the terms and conditions detailed in the report.

#### 11 **Shop at 46 Foxbar Road, Paisley**

There was submitted a report by the Chief Executive relative to the proposed lease of a shop at 46 Foxbar Road, Paisley. The site was identified in a plan attached as an appendix to the report.

The report intimated that the property was currently operating as a hairdressers and ancillary beauty salon and was subject to a year-to-year lease and that the tenant was looking to enter into a longer agreement. The current lease agreement set out a rent of £6,300 per annum.

The current tenants sought to transfer the lease to Abby Murray & Gemma Lowe and to enter into a longer term lease. The proposed lease was for a period of ten years at a rental rate of £6,900. The proposed terms and conditions for the lease were detailed in full in the report.

**DECIDED:**

(a) That the terms and conditions that had been provisionally agreed with the Council and the proposed tenant be approved; and

(b) That the Head of Corporate Governance be authorised to conclude the lease on the basis of the terms and conditions detailed in the report.

#### 12 **Shop at 1 Howe Street, Paisley**

There was submitted a report by the Chief Executive relative to the shop at 1 Howe Street, Paisley. The site was identified in a plan attached as an appendix to the report.

The reported intimated that the property was currently operating as a Chinese takeaway, was subject to a ten-year lease which was due to expire in June 2026 and that the tenant was looking to take ownership of the property in order to secure finance to invest in the site.

Negotiations had taken place between the Council and the tenant and a provisional sale had been agreed at a price of £86,400. The proposed terms and conditions for the sale were detailed in full in the report.

**DECIDED:**

(a) That the property at 1 Howe Street, Paisley be declared surplus to requirements; and

(b) That the Head of Corporate Governance be authorised to conclude the sale on the basis of the terms and conditions detailed in the report.

**13 Disposal of Land adjacent to 123 Glencoats Drive, Paisley**

There was submitted a report by the Chief Executive relative to a piece of land adjacent to 123 Glencoats Drive, Paisley. The site was identified in a plan attached as an appendix to the report.

The report intimated that the area of land was held on the General Services Account, was an area of open space and had been combined with the adjoining garden for a number of years. The land was brought to the Council's attention following a complaint that Council owned land had been taken over by a resident.

When the owner of 123 Glencoats Drive was approached regarding the encroachment they expressed an interest of taking ownership of the land to formalise its use as off-street parking.

The report proposed declaring the land surplus to requirement and authorising the Head of Economy and Development and Head of Corporate Governance to negotiate and finalise the sale.

Councillor Smith, seconded by Councillor Campbell, moved that consideration of the report be continued to a future meeting of this Policy Board to allow members to be furnished with information as to whether consultation with the local community would be appropriate in this scenario. This was agreed unanimously.

**DECIDED:** That consideration of the report be continued to a future meeting of this Policy Board to allow members to be furnished with information as to whether consultation with the local community would be appropriate in this scenario.

**14 Disposal of Woodlands Bowling Club, Brediland Road, Linwood**

There was submitted a report by the Chief Executive relative to the sale of Woodlands Bowling Club. The site was identified in a plan attached as an appendix to the report.



The report made reference to part five of the Community Empowerment (Scotland) Act 2015 which 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.

A Community Asset Transfer request had been submitted by Woodlands Community Bowling Club in November 2020. Due to the Covid-19 pandemic the request was not considered by officers until January 2022. The Council's CAT Panel then met on 2 August 2022 and, there being no reasonable grounds to refuse, approved the CAT request for outright ownership at the offered price of £1. The terms and conditions of the sale were detailed in full in the report.

**DECIDED:**

(a) That the sale of Woodlands Bowling Club premises to Woodlands Community Bowling Club SCIO (SC050436) under Part 5 of the Community Empowerment (Scotland) Act 2015 be noted; and

(b) That the Head of Economy and Development and the Head of Corporate Governance be authorised 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.

**15 Disposal of land from Paisley Common Good, Bridge Street, Paisley**

There was submitted a report by the Chief Executive relative to proposals to declare an area of land on Bridge Street, Paisley surplus to requirements. The site was identified in a plan attached as an appendix to the report.

The matter had been considered by this Policy Board at the meeting held on 15 June 2022 where it continued to a future meeting to allow members more time to consider the proposal.

The report provided detail on the site which was currently owned by the Paisley Common Good Fund and was situated next to a residential development. Correspondence had been received from the developers of the neighbouring residential site seeking to acquire the land and further details of the proposal were provided. The process for disposing of Common Good land was also set out.

**DECIDED:**

(a) That the completion of a consultation exercise on the proposed disposal of Common Good property, a requirement of the Community Empowerment (Scotland) Act 2015, be noted and further to note that one representation was received;

(b) That the Head of Corporate Governance be authorised 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;

(c) That should the application made to the Court be approved then the area of land subject to the Court application be declared as surplus to requirements, with a view to disposing to the adjacent owner; and

(d) That 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, be approved.