

**HOUSING, ENVIRONMENT AND ECONOMIC DEVELOPMENT COMMITTEE**

At a Meeting of the Housing, Environment & Economic Development Committee held in Education Centre, St Margaret of Scotland Hospice, East Barns Street, Clydebank on Wednesday, 8 June 2011 at 10.00 a.m.

**Present:** Councillors Jim Bollan, Jim Brown, Geoff Calvert, Gail Casey, William Hendrie, David McBride, Jonathan McColl, Jim McElhill, William McLaughlin and John Millar.

**Attending:** Elaine Melrose, Executive Director of Housing, Environmental and Economic Development; Ronald Dinnie, Head of Neighbourhood Services; Jim McAloon, Head of Regeneration and Economic Development; Helen Turley, Head of Housing and Community Safety; Pamela Clifford, Planning and Building Standards Manager; Jack McAulay, Manager of Road and Transportation; Sally Michael, Principal Solicitor; and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

**Apology:** An apology for absence was intimated on behalf of Councillor Craig McLaughlin.

**Councillor William Hendrie in the Chair****DECLARATION OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

**URGENT ITEM OF BUSINESS**

Before commencing with the next item of business, Councillor J. McColl informed the Committee that, with the consent of Members present, he wished to raise a motion of urgency in connection with the meeting of the Joint Committee for Strategic Development Plan, scheduled to take place on 13 June 2011.

The Chair agreed that the motion would be considered following the conclusion of all items of business on the agenda.

## MINUTES OF PREVIOUS MEETINGS

### (a) Special Meeting held on 29 March 2011

The Minutes of the Special Meeting of Committee held on 29 March 2011 were submitted and approved as a correct record, subject to the undernoted correction to the sederunt of the meeting:-

It was noted that Councillors Casey and W. McLaughlin were not present at this meeting.

### b) Meeting held on 6 April 2011

The Minutes of the Meeting of Committee held on 6 April 2011 were submitted and approved as a correct record.

## PERFORMANCE REPORT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing details of the Department's end of year progress in meeting corporate and departmental objectives set out in the Housing, Environmental and Economic Development Service Plan 2010-14.

After discussion and having heard officers in answer to Members' questions, the Committee agreed to note the contents of the report.

## SERVICE PLAN 2011 – 2015

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of the Housing, Environmental and Economic Development Service Plan 2011-2015.

The Committee agreed to approve the Housing, Environmental and Economic Development Service Plan 2011 - 2015.

## MILTON VISITOR INFORMATION CENTRE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the current position in relation to the declining visitor numbers at Milton Visitor Information Centre and seeking agreement to explore alternative cost effective delivery mechanisms for 2012/13.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development, the Committee agreed:-

- (1) that additional road signage, including better sight lines etc., be investigated with AMEY Highways with regard to Milton Visitor Information Centre;

- (2) that officers work in partnership with VisitScotland to investigate alternative delivery mechanisms to provide a cost effective visitor information service; and
- (3) that a further report on the proposal and recommendations of the feasibility review be brought to a future meeting of the Committee for approval.

### **FORMER SCOUT HALL, 104 EAST BARNES STREET, CLYDEBANK**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update following the Committee decision of 2 February 2011 to offer the property at a Closing Date to the two community groups/organisations: Clydebank (G81) Community Trust and His Family Church, Dumbarton, and seeking authorisation to sell the property subject to conditions.

After discussion and having heard officers in response to Members' questions, the Committee agreed:-

- (1) that the Executive Director of Housing, Environmental and Economic Development be authorised to conclude negotiations with Clydebank (G81) Community Trust on the basis of a 3 year lease at an annual rental of £1.00 if asked for, for the period expiring on 31 March 2014, with the option to purchase the property at a price of £20,000 at any time up to and including that date;
- (2) that the Executive Director of Housing, Environmental and Economic Development agrees terms for the recovery of the property should the terms of item (1) above not be concluded to the department's satisfaction and thereafter the property be marketed on the open market;
- (3) that as a condition of the lease agreement, Clydebank (G81) Community Trust be requested to provide annual reports outlining progress in delivering community benefit as proposed in their submission; and
- (4) that the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

In relation to this item, the Executive Director of Housing, Environmental and Economic Development agreed that officers would look into the condition of the fence adjacent to the school house at this location.

### **CARBON MANAGEMENT PLAN – PROGRESS REPORT**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on the progress of the Carbon Management Plan.

The Committee agreed to note the progress that had been made in reducing the Council's carbon emissions.

### **SUSTAINABLE DEVELOPMENT STRATEGY – PROGRESS REPORT**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on the progress of the Sustainable Development Action Plan from 2008/09 to 2010/11.

The Committee agreed to note the progress of the Sustainable Development Strategy.

### **WEST DUNBARTONSHIRE COUNCIL – LOCAL TRANSPORT STRATEGY UPDATE 2007 - 2010**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development reporting on the success of the Council's second local transport strategy 2007 - 2010 and seeking approval to develop a third local transport strategy for the next 10 years.

After discussion and having heard Officers in response to Members' questions, the Committee agreed to note the significant progress in the many key areas of transportation related issues identified within the local transport strategy 2007 - 2010 and that authority be delegated to the Executive Director of Housing, Environmental and Economic Development to undertake the necessary consultation with interested parties and then to publish the local transport strategy 2011-2020.

### **ALTERNATE WEEKLY WASTE COLLECTION SYSTEM – PHASE 2 IMPLEMENTATION PROGRESS REPORT**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the implementation of Phase 2 of the alternate weekly collection (AWC) system and reporting on the initial performance of the new collection system in Clydebank and surrounding areas.

After discussion and having heard the Head of Neighbourhood Services in further explanation and in answer to Members' questions, the Committee agreed to note the successful implementation of Phase 2 of the AWC system and the positive impact made on the Council's waste recycling and waste diversion performance.

### **REVIEW OF COMMUNITY FACILITIES**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (a) providing feedback on the consultation meetings which have taken place with groups affected by rationalisation proposals for specific under-utilised facilities; and
- (b) outlining options for future provision of community facilities.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in further explanation and in answer to Members' questions, the Committee agreed to approve the following:-

- (1) Howatshaws Hall - that the Council engages in detailed negotiations with the group through relevant Council officers to develop a report and recommendations for Members to consider;
- (2) Bowling Hall - that the group be given further time and assistance from relevant Council officers to produce detailed proposals for consideration by Members;
- (3) Phoenix CLD Centre – that a public consultation meeting be arranged and be held within the centre with regard to consideration of options for its future etc;
- (4) Dalmonach CLD Centre - that the group be given further time and assistance from relevant Council officers to produce detailed proposals for consideration by Members;
- (5) Duntocher Hall - that the group be given further time and assistance from relevant Council Officers to produce detailed proposals for consideration by Members;
- (6) Dumbarton Burgh Hall – that operation of this facility continues at present and be subject to review at a future time;
- (7) Clydebank East CLD Centre – that the Council engages in more detailed negotiations with all interested parties through relevant Council officers to develop a report and recommendations for Members to consider;
- (8) that, with regard to (1) to (7) above, community groups be given until the end of October 2011 to confirm their intentions in order to enable officers to progress this matter;
- (9) that for facilities ultimately identified as surplus appropriate disposal arrangements should be considered on a case by case basis; and
- (10) that all Elected Members be invited to attend any consultation meetings being held in respect of the future usage of the above facilities.

Councillor Bollan, having failed to obtain a seconder for a proposed amendment, asked that his dissent be recorded in respect of this item.

### **LEISURE TRUST GOVERNANCE ARRANGEMENTS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development requesting consideration of options relating to governance arrangements associated with the establishment of a Leisure Trust.

After discussion and having heard officers in answer to Members' questions, the Committee agreed:-

- (1) to nominate 3 Council Members to the Board of Trustees, not necessarily from the Housing, Environment and Economic Development Committee;
- (2) that a report seeking nominations be submitted to the Council meeting in June 2011;
- (3) that authority be delegated to the Executive Director of Housing, Environmental and Economic Development, in consultation with the Head of Human Resources & Organisational Development, to advertise, interview and recruit 6 independent members to the Board of Trustees; and
- (4) to note that elected Member board membership did not carry any remuneration.

Councillor Bollan, having failed to obtain a seconder for a proposed amendment, asked that his dissent be recorded in respect of this item.

### **COMMUNITY ENERGY SAVINGS PROGRAMME 2011/12 (CESP)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (a) providing an update on the external funding streams being offered to West Dunbartonshire Council by utility companies under the central government scheme related to CESP which, if taken up, would support the Council in achieving early compliance of the Scottish Housing Quality Standard for these specific homes; and
- (b) seeking approval for the delegated authority necessary to accept this external funding, subject to all necessary legal and financial authority.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in further explanation, the Committee agreed:-

- (1) to recognise the urgency of the limited timescale set by this initiative and allow the Executive Director of Housing, Environmental and Economic Development along with Executive Director of Corporate Services and the Chair of Housing, Environmental and Economic Development Committee, delegated authority to approve and instruct progression of these initiatives; and

- (2) otherwise to note the contents of the report.

### **LEISURE SERVICES ACCOUNT 2011/12**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development in response to a decision taken at the April 2011 Council meeting which called for the Chief Executive to bring forward a report to facilitate a change to the decision with regard to the removal of the Leisure Services staff concessionary membership as a consequence of the number of staff who had withdrawn from the membership scheme as a result of the price increase.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in answer to Members' questions, Councillor J. McColl, seconded by Councillor McElhill, moved:-

That the Committee agrees:-

- (1) to note the contents of the report;
- (2) to note that plans have been introduced by officers to ensure, as far as practicable that Leisure Services operated within their revenue budget of £2.6million for 2011/12; and
- (3) to review the current pricing policy to include options for staff and corporate membership.

As an amendment, Councillor Calvert, seconded by Councillor Bollan, moved:-

That the Committee agrees:-

- (1) to reintroduce a discount scheme for employees in line with the corporate membership discount scheme already in existence;
- (2) to note that plans have been introduced by officers to ensure, as far as practicable that Leisure Services operated within their revenue budget of £2.6million for 2011/12; and
- (3) otherwise to note the contents of the report.

On a vote being taken, 5 Members voted for the amendment and 4 for the motion. Accordingly, the amendment was declared carried.

### **STRATHLEVEN REGENERATION COMPANY: CONVERSION TO A COMMUNITY INTEREST COMPANY (CIC)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information regarding the benefits of Strathleven

Regeneration Company (SRC) converting to a Community Interest Company (CIC) and seeking approval for the Council, as a member of the Company, to sign Written Special Resolutions relating to the change.

Having heard the Principal Solicitor, the Committee agreed:-

- (1) to approve the signing of Written Special Resolutions relating to the change; and
- (2) to note the benefits stated in paragraph 3.1, of Strathleven Regeneration Company (SRC) converting to CIC status.

Councillor Bollan, having failed to obtain a seconder for a proposed amendment, asked that his dissent be recorded in respect of this item.

### **REGENERATION FUND PROPOSAL**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development setting out proposals for the use of the regeneration fund identified and agreed as part of the Council's budget in February 2011.

The Committee agreed:-

- (1) to note the parameters within which the regeneration fund could be utilised;
- (2) to note the opportunities to use the regeneration fund as leverage for additional investment;
- (3) to approve the proposals for 3 strands of funding:-
  - Environmental works - £400,000;
  - Site improvement/infrastructure works - £400,000; and
  - Community/social options - £100,000

with a contingency sum of £100,000 which could be used flexibly across the 3 strands as necessary; and

- (4) that authority be delegated to the Executive Director of Housing, Environmental and Economic Development to progress projects within these parameters as set out in paragraphs 3.4 - 3.6 of the report based on relative priorities across West Dunbartonshire.

### **KEY PERFORMANCE INDICATORS FOR YEAR 2009/10**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the actions taken to address concerns over Key Performance Indicators identified as 'poorly performing' in 2009/10.



After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the actions to date in addressing concerns over 'poorly performing' indicators for 2009/10;
- (2) that particular attention should be paid to performance in relation to these indicators when the year-end report is produced for Members in June 2011; and
- (3) to note that a more detailed report on Scottish Housing Quality Standard compliance would be brought to the September meeting of the Committee for consideration.

**URGENT ITEM OF BUSINESS –  
MOTION BY COUNCILLOR JONATHAN MCCOLL ON DESIGNATION OF  
BRAEHEAD RETAIL PARK**

After discussion and having heard the Planning and Building Standards Manager in further explanation and in answer to Members' questions, the Committee unanimously approved the undernoted urgent motion by Councillor Jonathan McColl:-

The Committee notes that moves are afoot from Renfrewshire Council to have the Braehead out of town retail park designated as a town centre through their Local Development Plan.

The Committee notes that this would mean that Braehead would be granted access to the same pots of money and given the same planning status as real town centres and Committee believes this approach is an attempt to circumvent planning policy designed to protect town centres, and would be detrimental to town centres across the Strategic Development Plan area.

The Committee mandates Councillors Jim Finn and Lawrence O'Neill to oppose any and all attempts to reclassify or treat Braehead as anything other than an out of town commercial or retail centre.

The meeting closed at 11.40 a.m.