



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

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20 September 2017

NOTICE OF MEETING

A meeting of the **HELENSBURGH & LOMOND AREA COMMITTEE** will be held in the **MARRIAGE ROOM, HELENSBURGH & LOMOND CIVIC CENTRE** on **THURSDAY, 21 SEPTEMBER 2017** at **9:30 AM**, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTE** (Pages 3 - 6)
Helensburgh and Lomond Area Committee - 13 June 2017
- 4. PUBLIC QUESTION TIME**
- 5. MONITORING OF GRANTS TO THE THIRD SECTOR 2016/17** (Pages 7 - 12)
Report by Community Planning Manager
- 6. DEVELOPMENT OF AREA SCORECARDS** (Pages 13 - 18)
Report by Business Partner, HROD
- 7. JAMES STREET COMMUNITY GARDEN - UPDATE** (Pages 19 - 30)
Report by Project Officer – Transformation
- 8. HELENSBURGH AND LOMOND FESTIVE LIGHTING 2017**
Report by Project Manager – Transformation
- 9. HELENSBURGH, CARDROSS & DUMBARTON CYCLEWAY PROGRESS UPDATE** (Pages 31 - 42)

- Report by Strategic Transportation Delivery Officer
- 10. HELENSBURGH PARK AND RIDE** (Pages 43 - 50)
Report by Strategic Transportation Delivery Officer
- 11. REGENERATION PROJECTS UPDATE**
- (a) Helensburgh Waterfront Development - Progress Update
Report by Regeneration Programme Manager
- (b) Helensburgh CHORD Surplus Fund - Progress Update (Pages 51 - 54)
Report by Regeneration Programme Manager
- 12. PROPERTY UPDATE** (Pages 55 - 60)
Report by Property Development Manager
- 13. REQUEST FROM HELENSBURGH HERITAGE TRUST - BONAR LAW HOUSE**
(Pages 61 - 64)
Report by Area Committee Manager
- 14. MEET THE COMMUNITY** (Pages 65 - 70)
Report by Area Committee Manager
- 15. REPORTS FOR NOTING**
- (a) H&L WORKPLAN (Pages 71 - 74)

The Committee will be asked to pass a resolution in terms of Section 50(a)94) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an “E” on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part 1 of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraph is:-

E1 Paragraph 6 Information relating to the financial or business affairs of any particular person (other than the authority)

HELENSBURGH & LOMOND AREA COMMITTEE

Councillor Lorna Douglas	Councillor George Freeman
Councillor Graham Archibald Hardie	Councillor David Kinniburgh
Councillor Barbara Morgan (Vice-Chair)	
Councillor Aileen Morton	Councillor Ellen Morton (Chair)
Councillor Gary Mulvaney	Councillor Iain Paterson
Councillor Richard Trail	

Shona Barton, Area Committee Manager (Clerk)
Contact: Danielle Finlay, Senior Area Committee Assistant - 01436657646

MINUTES of MEETING of HELENSBURGH & LOMOND AREA COMMITTEE held in the MARRIAGE ROOM, HELENSBURGH AND LOMOND CIVIC CENTRE, HELENSBURGH on TUESDAY, 13 JUNE 2017

Present:

Councillor Ellen Morton (Chair)

Councillor Lorna Douglas
Councillor George Freeman
Councillor Graham Archibald
Hardie
Councillor David Kinniburgh
Councillor Barbara Morgan

Councillor Aileen Morton
Councillor Gary Mulvaney
Councillor Iain Paterson
Councillor Richard Trail

Attending:

Shona Barton, Area Committee Manager
Ross McLaughlin, Property Development and Estates Manager
Andrew Collins, Regeneration Project Manager
John Gordon, Programme Manager
Colin Young, Senior Transportation Delivery Officer

1. APOLOGIES

The Chair welcomed everyone to the meeting and general introductions were made.

There were no apologies for absence intimated.

2. DECLARATIONS OF INTEREST

There were no declarations of interest intimated.

3. MINUTE OF THE HELENSBURGH AND LOMOND AREA COMMITTEE MEETING HELD ON 11 APRIL 2017

The Minute of the meeting held on 11 April 2017 was approved as a true record.

4. PUBLIC QUESTION TIME

There were no questions submitted.

5. 2017-18 AREA COMMITTEE DATES ETC

Members gave consideration to a report outlining the schedule of meetings in the Helensburgh and Lomond area from August 2017 to July 2018.

Motion:

To agree the recommendations as contained within the report by the Executive Director of Customer Services.

Moved by Councillor Ellen Morton, seconded by Councillor Barbara Morgan.

Amendment:

The Helensburgh and Lomond Area Committee notes the recommendations contained within the report and agrees that the Area Committee should meet on the dates agreed by the Council at its inaugural meeting on Thursday 18 May 2017.

Moved by Councillor George Freeman, seconded by Councillor Richard Trail.

Decision:

On a show of hands vote the Motion was carried by 8 votes to 2 and the Area Committee resolved accordingly.

(Ref: Report by Executive Director of Customer Services, dated 13 June 2017, submitted.)

6. APPOINTMENTS TO OUTSIDE ORGANISATIONS

Members gave consideration to a report outlining local bodies/organisations within the Helensburgh and Lomond area which require elected member appointment.

Decision:

Members agreed that the following appointments be made:-

Organisation	Elected Member	Term of Appointment
Cardross Trust	Councillor Ellen Morton	Till next Local Government Elections
Argyll Community Housing Association (ACHA) Local Area Committee	Councillor Aileen Morton	Till next Local Government Elections
Dunbritton Housing Association	Councillor Gary Mulvaney	Till next Local Government Elections
Dunbartonshire Educational Trust	Councillor Graham Archiblad Hardie	Appointed for a period of 4 years.
Helensburgh and Lomond Area Community Planning Group	Councillor Barbara Morgan Councillor Ellen Morton Councillor Lorna Douglas	Till next Local Government Elections
Duchess Woods Local Nature Reserve Committee	Councillor Lorna Douglas	Till next Local Government Elections
Education MOD Funding Steering Group	Councillor Aileen Morton Councillor Richard Trail Councillor Barbara Morgan	Till next Local Government Elections
Helensburgh and Lomond Locality Group Planning Group	Councillor Lorna Douglas	Till next Local Government Elections

(Ref: Report by Executive Director of Customer Services, dated 13 June 2017, submitted).

7. REQUEST FROM TWINNING ASSOCIATION

Members gave consideration to a request from the Helensburgh and District Twinning Association for financial assistance which would help with the visit from a delegation from Thouars in July 2017.

Decision:

Members agreed to grant the sum of £833 from the Twinning Budget for 2017/18 towards the cost of the visit.

(Ref: Report by Executive Director of Customer Services, dated 13 June 2017, submitted.)

8. PROPERTY UPDATE

Members gave consideration to a report providing an update on the development and sale of properties within the Helensburgh and Lomond area.

Decision:

Members agreed to note the position as outlined in respect of the various properties.

(Ref: Report by Executive Director of Customer Services, dated 13 June 2017, submitted.)

9. HELENSBURGH, CARDROSS AND DUMBARTON CYCLEWAY UPDATE

Members gave consideration to a report outlining the progress made to date in relation to Argyll and Bute Council's long-standing commitment to the provision of a dedicated, high quality walking and cycle route linking Helensburgh, Cardross and Dumbarton.

Decision:

Members agreed to:

1. note with concern the contents of the update, while recognising the work on this project to date;
2. ask officers to progress negotiations as a matter of urgency and if necessary progress a Compulsory Purchase Order (CPO) should land negotiations fail to be concluded satisfactorily, as a matter of urgency;
3. support the commitment to hold a public consultation event in Cardross and with the Cardross Community Council prior to decision on the route alignment from Cardross Station to north-western edge of Cardross adjacent to A814; and

4. requested that update reports are brought to each Area Committee meeting going forward.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 13 June 2017, submitted.)

10. HELENSBURGH WATERFRONT UPDATE

Members gave consideration to a report providing an update on the delivery of the Helensburgh Waterfront Development project, and the key tasks currently being taken forward.

Decision:

Members:

1. noted the work undertaken so far in relation to the development of the project and the next steps in progressing the project; and
2. agreed to the proposal by the Helensburgh Regeneration manager to arrange a site visit to the newly completed Clydebank Leisure Centre for Helensburgh and Lomond Elected Members and Stakeholders.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 13 June 2017, submitted.)

**ARGYLL AND BUTE COUNCIL
HELENSBURGH AND LOMOND AREA COMMITTEE**

21 September 2017

MONITORING OF GRANTS TO THE THIRD SECTOR 2016/17

1. SUMMARY

- 1.1 This report highlights the positive outcomes for communities in Helensburgh and Lomond through the allocation of the Council's Third Sector Grant funding in 2016/17.
- 1.2 A total of £39,897 was awarded to 20 organisations in 2016/17. Organisations have up to three months from the end of their project to complete and return project monitoring reports.
- 1.3 A total of £3,571.70 has been returned. This amount will be made available for allocation in the financial year 2018/19. Applications open autumn 2017.

2. RECOMMENDATIONS

Members are asked to note and provide comment to:

- 2.1 The positive contribution of the grants to community projects, detailed in section 3 and the attached table.
- 2.2 The return of unspent funds in 3.4 of the report.

3 DETAILS

- 3.1 The grants distributed to community organisations supported a total of 5,356 people to participate in a variety of projects encompassing sports, music, literary, festivals and nature. Highlights include:
 - Ticket sales for the Cove and Kilcreggan book festival up 50%.
 - Increase in younger people taking part in the dancing and piping at Rosneath Peninsula Highland Games.
 - Take up of Youth 81 Youth Projects summer programme exceeded expectations.
- 3.2 The attached table summarises information received from individual projects.
- 3.3 All community organisations submitted an end of project monitoring report.
- 3.4 There is a return of unspent funds totalling £3,571.70. This will be distributed in the 2018/19 round of grant funding alongside the expected

£24,500 to be available in 2018/19 subject to Council budget decisions in February 2018. The return is from Helensburgh Men's Shed and Helensburgh Seafront Development Project who were unable to spend their funds within 2016/17.

4. CONCLUSION

4.1 The project monitoring form has a section asking for comments on the grant process. Not all applicants have completed this section but of those received the comments have largely been very positive. The majority note that the process is simple, straightforward, clear and concise. Thanks are noted for the support received from staff and elected members.

5. IMPLICATIONS

Policy: None

Finance: The report sets out the expenditure from the Helensburgh and Lomond area 2016/17 budget for the allocation of Third Sector Grants.

Personnel: None

Legal: None

Equal Opportunities: The grant allocation is consistent with the Equal Opportunities policy of Argyll and Bute Council.

Rona Gold
Community Planning Manager
Community Planning and Community Development
8 September 2017

For further information please contact: Caroline Swain, Service Standards Officer for Helensburgh and Lomond. Tel: 01436 657647.

No	Organisation	Project funded	Total Projected Cost	Actual Costs	Match funding	Award	Comments	Beneficiaries		
								M	F	Age
1	Bicentenary Pipe Band Championships	Cost of running the Pipe Band Championships	£9,009	£8,038	£150	£3,000	Successful championships with the maximum number of competition performances taking place	1000	1000	0-4 (50) 5-9 (300) 10-16 (500) 17-24 (500) 25-64 (500) 65+ (500)
2	Cove Burgh Hall	Cost of running the Cove and Kilcreggan Book festival and towards the cost of a feasibility study on structural changes to the building	£6,280	£6,002	£300	£2,550	The feasibility study is complete and the board is considering the extent to which it can be put into practice. Ticket sales for the book festival were up 50% and the first morning focused on children and young people	125	250	No break down given
3	Cove and Kilcreggan Lunch Club	Cost of providing social activities and outings for members of the lunch club	£2,877	£3,301	£785	£1,292	Provided a network for 20 socially isolated seniors with successful trips and a Christmas Party		23	65+ (23)
4	Cove Sailing Club	Costs for two projects and a regatta	£5,000	£4,112	£2,000	£2,000	Involving more children from the local communities to try a sport that they would otherwise not have access to	Not broken down		10-16 (26) 17-24 (4) 25-64 (1)
5	Friends of Duchess Wood	Purchase of tools, native tree samplings and printing and stationery costs	£636	£808	£490	£318	Enabled repairs to be carried out to the infrastructure in the wood	Approximately 1000+ visitors per year		

No	Organisation	Project funded	Total Projected Cost	Actual Costs	Match funding	Award	Comments	Beneficiaries		
								M	F	Age
6	Gareloch Group - Riding for the Disabled Association	Horse maintenance costs	£25,108	£25,108	£7,777	£3,000	Provided 10 group riding sessions per week plus 4/5 one to one or one to two sessions allowing 58 riders to benefit from the activity	23	32	0-4 (2) 5-9 (18) 10-16 (20) 17-24 (10) 25-64 (8)
7	Helensburgh Addiction Rehabilitation Team (HART)	Cost of childcare provision to allow service users access to training and other services	£2,652			£1,225	In the months prior to the closure HART offered a childcare service to service users of young children. This enabled service users with preschool children to attend support, groups and training. HART went into Administration on 31 Dec 2016			
8	Helensburgh and District Men's Shed	Running costs including transport for study visits, a programme of training, plus resources and promotional materials for the Men's Shed	£4,190			£1,845	Project unable to be fully undertaken due to unforeseen issues with securing premises. (£1,571.70 returned)			
9	Helensburgh and Lomond Autism/Aspergers Society	Costs of providing transport and family activities for children with autism in the school holiday	£5,000	£6,168	£0	£1,973	A total of 10 summer trips were run for between 3 and 13 families per activity, allowing families to spend much needed time together and with other families in similar situations	20	26	0-4 (4) 5-9 (7) 10-16 (16) 17-24 (4) 25-64 (15)

No	Organisation	Project funded	Total Projected Cost	Actual Costs	Match funding	Award	Comments	Beneficiaries		
								M	F	Age
10	Helensburgh and Lomond Foodbank	Running cost of the foodbank	£9,000	£11,700	£2,678	£1,500	The delivery of food to those in need was maintained without interruption	No information giving		
11	Helensburgh Cricket and Rugby Football Club	Cost of travel and accommodation for youth members to stay at Kilbowie Outdoor Centre	£7,030	£7,680	£0	£2,225	110 people attended the full tour and 20 older children went just for the rugby. Due to the grant, every child who wanted to go was able to	98	12	10-16 (25) 17-24 (50) 25-64 (35)
12	Helensburgh Music Society	Professional fees and on costs for performers to take part in concerts at the Victoria Halls, Helensburgh	£10,450	£8,425	£6,871	£2,000	Five concerts were held and all have been enormously enjoyed by the audience, in total 433 people attended the concerts	221	222	
13	Helensburgh Savoy Musical Theatre Club	Running costs for the production of the musical 'Oklahoma!' in November 2016	£11,900	£11,066	£0	£780	The production was successful with ticket sales over the five performances at around 550	Not broken down		10-16 (4) 17-24 (4) 25-64 (17) 65+ (8)
14	Helensburgh Seafront Development Project	Cost of producing a feasibility study on HSDP's plans to install a walkway/wave breaker to the west of the pier	£10,000			£2,000	Grant has not been spent within the financial year (£2,000 returned)			
15	Helensburgh Tree Conversation Trust	Cost of purchasing and planting of 65 trees and special tree guards	£6,510	£6,567	£3,255	£3,255	The tree planting has helped to maintain and enhance the unique collection of 1881 street trees in Helensburgh	The residents of Helensburgh		

No	Organisation	Project funded	Total Projected Cost	Actual Costs	Match funding	Award	Comments	Beneficiaries		
								M	F	Age
16	Kirkmichael Community Development Group	Cost of supporting rugby, music/DJ project and other sports related activities for young people and an outing/day-trip for older people in the Kirkmichael community	£1,000			£500	The positive effect of the outings for the elderly has meant them meeting new people and decreasing loneliness	Not broken down		65+ (20)
17	Rosneath Peninsula Highland Games	Cost associated with running the Highland Games	£17,380	£14,633	£0	£3,000	Participants were given the opportunity to compete in the competitions and there was an increase in younger people taking part in the dancing and piping	500	450	0-4 (70) 5-9 (80) 10-16 (100) 17-24 (250) 25-64 (300) 65+ (220)
18	Rosneath Peninsula West Community Development Trust	Costs of holding an event celebrating the opening of Craigrownie Park	£7,254	£5,727	£0	£2,500	Successful opening despite the bad weather, the grant enabled a memorable and free opening of the park	50	70	0-4 (20) 5-9 (40) 10-16 (30)
19	Route 81 Youth Project	Programme of summer activities for young people including the cost of excursions and transport	£8,784	£8,121	£4,160	£3,984	Summer programme went well, all but one trip went ahead, and an alternative was offered. Take up exceeded expectations	94	76	10-16 (135) 17-24 (38)
20	West of Scotland Military Wives Choir	Babysitting service to allow mothers to attend the practice sessions	£1,990	£1,900	£300	£950	The choir has been able to provide childcare to enable the ladies to attend rehearsals	No breakdown given		

ARGYLL AND BUTE COUNCIL**HELENSBURGH AND
LOMOND AREA COMMITTEE****CUSTOMER SERVICES****21 SEPTEMBER 2017**

Development of Area Scorecards

1.0 INTRODUCTION

- 1.1 The Council is in a transition year, during which performance reporting arrangements are being developed in line with the Council's recently approved Performance and Improvement Framework (PIF).
- 1.2 Copies of the new look Council scorecard and Business Outcomes are appended to this paper to familiarise elected Members with the new formats that are being adopted for all scorecards and the Business Outcomes that success measures align too.
- 1.3 The report presents plans for, and the roles that elected Members will play in, the development and scrutiny of scorecards for each of the council's Administrative Areas.

2.0 FOR CONSIDERATION

- 2.1 The Area Committee endorses the new look Council scorecard.
- 2.2 The Area Committee endorses the roles and responsibilities of elected Members with regard to performance monitoring, review and scrutiny, as set out in the PIF.
- 2.3 The Area Committee endorses the plans for the future development of Area Scorecards.

3.0 DETAIL

- 3.1 Argyll and Bute Council approved the Performance and Improvement Framework (PIF) on 20 April 2015 (<https://www.argyll-bute.gov.uk/moderngov/ieListDocuments.aspx?CId=257&MIId=7442&Ver=4>).
The PIF replaces the previous Planning and Performance Management Framework. It enables the Council to deliver its statutory duty to 'make arrangements to secure Best Value (continuous improvement in the performance of functions)' as required by the Local Government in Scotland Act 2003.
The PIF aims to:
 - simplify the council's performance and improvement processes
 - reduce areas of duplication
 - enable a move away from reporting on what can easily be counted to what is important (what counts)
 - support scrutiny.

- 3.2 The PIF sets out the roles and responsibilities of elected Members. With regards to members of Area Committees, the PIF states that roles of elected Members are to:
- Set and scrutinise Area Scorecards
 - Work with the Area Community Planning Groups (ACPGs) to ensure that policy objectives are being met
- 3.3 The Council is currently in a transition year while the PIF is being fully implemented. During this time, new performance reporting arrangements are being developed and put in place.
- 3.4 Developments include the redesign of scorecards and the restructure of Pyramid. Both of these developments will aid scrutiny and present information appropriately to different audiences. The restructure of Pyramid will result in a more logical and intuitive layout for users.
- 3.5 To illustrate the format and style of new scorecards, the new look Council scorecard for FQ1 2017-18 has been appended to this report.
- 3.6 Area Scorecards for each of the Council's four Administrative Areas will be developed over the coming months. At the next round of meetings, each Area Committee will be offered a suite of measures from which to choose a limited number of indicators for inclusion in its Area Scorecard. These indicators will be:
- Available at area level
 - Relevant to the delivery of strategic outcomes.
- The expectation is that each committee will select its indicators on the basis of what it sees as being priorities for its area.

4.0 CONCLUSION

- 4.1 This paper has provided the context for the future development of Area Scorecards and an outline of how this will be progressed.

5.0 IMPLICATIONS

- 5.1 Policy: The development of area scorecards and other performance review and monitoring arrangements align to the Council's Performance and Improvement Framework.
- 5.2 Financial: None
- 5.3 Legal: None
- 5.4 HR: None
- 5.5 Equalities: None
- 5.6 Risk: None
- 5.7 Customer Service: None

Appendix 1: Council Scorecard FQ1

Appendix 2: Business Outcomes 2017-20

Douglas Hendry
Executive Director, Customer Services

Jane Fowler
Head of Improvement & HR

For further information, please contact: Lisa Bond, Business Partner, HROD

Appendix 1: Council Scorecard FQ1

Council Scorecard 2017-20

Scorecard owned by: **Cleland Sneddon** **FQ1 17/18**

'Making Argyll and Bute a place people choose to live, learn, work and do business'

ABOIP Outcomes

Customer Services

Development & Infrastructure Services

Community Services

Priorities for 2015-17

Click here for Management Information

Making Argyll & Bute a place people choose to live			Making Argyll & Bute a place people choose to learn			Making it happen		
<p>BO01 The health of our people is protected through effective partnership working</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 5</p>	<p>BO10 Quality of life is improved by managing risk</p> <p>Success Measure G ↑</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO19 All children and young people are supported to realise their potential</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 3</p>	<p>BO27 Infrastructure and assets are fit for purpose</p> <p>Success Measure A →</p> <p>Aligns to Council Outcome MIH</p>					
<p>BO02 Lifelong participation in sport and physical activity are increased</p> <p>Success Measure G ↑</p> <p>Aligns to ABOIP Outcome No. 5</p>	<p>BO11 There is no place for discrimination and inequality</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO21 Our young people participate in post-16 learning, training or work</p> <p>Success Measure A ↑</p> <p>Aligns to ABOIP Outcome No. 3</p>	<p>BO28 Our processes and business procedures are efficient, cost effective and compliant</p> <p>Success Measure A →</p> <p>Aligns to Council Outcome MIH</p>					
<p>BO03 Prevention and support reduces homelessness</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 5</p>	<p>BO12 High standards of public health and health protection are promoted</p> <p>Success Measure R ↓</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO22 Adults are supported to realise their potential</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 3</p>	<p>BO29 Health and safety is managed effectively</p> <p>Success Measure A ↓</p> <p>Aligns to Council Outcome MIH</p>					
<p>BO04 Benefits are paid promptly and accurately</p> <p>Success Measure A →</p> <p>Aligns to ABOIP Outcome No. 5</p>	<p>BO13 Our built environment is safe and improved</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>Making Argyll & Bute a place people choose to work</p>						
<p>BO05 Information and support are available for everyone</p> <p>Success Measure A →</p> <p>Aligns to ABOIP Outcome No. 5</p>	<p>BO14 Our transport infrastructure is safe and fit for purpose</p> <p>Success Measure G ↑</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO15 Argyll and Bute is open for business</p> <p>Success Measure A →</p> <p>Aligns to ABOIP Outcome No. 2</p>	<p>BO30 We engage with our customers, staff and partners</p> <p>Success Measure G ↑</p> <p>Aligns to Council Outcome MIH</p>					
<p>BO06 Quality culture, archives, libraries and museums are provided to promote wellbeing</p> <p>Success Measure G ↑</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO16 We wholly embrace our Corporate Parenting responsibilities</p> <p>Success Measure G ↑</p> <p>Aligns to ABOIP Outcome No. 4</p>	<p>BO23 Economic growth is supported</p> <p>Success Measure A →</p> <p>Aligns to ABOIP Outcome No. 1</p>	<p>BO31 We have a culture of continuous improvement</p> <p>Success Measure G ↑</p> <p>Aligns to Council Outcome MIH</p>					
<p>BO07 Our communities benefit from the development of renewables</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO17 The support needs of children and their families are met</p> <p>Success Measure A ↓</p> <p>Aligns to ABOIP Outcome No. 4</p>	<p>BO24 Waste is disposed of sustainably</p> <p>Success Measure A ↓</p> <p>Aligns to ABOIP Outcome No. 2</p>	<p>BO32 Our workforce is supported to realise its potential</p> <p>Success Measure G →</p> <p>Aligns to Council Outcome MIH</p>					
<p>BO08 The third sector has increased capacity to support sustainable communities</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO18 Improved lifestyle choices are enabled</p> <p>Success Measure A →</p> <p>Aligns to ABOIP Outcome No. 4</p>	<p>BO25 Access to and enjoyment of the natural and built environments is improved</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 2</p>						
<p>BO09 Our assets are safe, efficient and fit for purpose</p> <p>Success Measure A →</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO33 Information and support are available for our communities</p> <p>Success Measure G ↑</p> <p>Aligns to ABOIP Outcome No. 6</p>	<p>BO26 People have a choice of suitable housing options</p> <p>Success Measure G →</p> <p>Aligns to ABOIP Outcome No. 2</p>						



Council Scorecard 2017-20

Scorecard owned by: **Cleland Sneddon** FQ1 17/18

[Back to Full Council Scorecard](#)

Management Information

RESOURCES

<i>People</i>	<i>Benchmark</i>	<i>Target</i>	<i>Actual</i>	<i>Status</i>	<i>Trend</i>
Sickness Absence ABC		2.36 Days	2.65 Days	R	↑
PRDs % complete ABC		90 %	70 %	R	↑
<i>Financial</i>	<i>Budget</i>	<i>Forecast</i>	<i>Status</i>	<i>Trend</i>	
Finance Revenue totals ABC	£K 24,074	£K 24,074	G	↑	
Capital forecasts - current year ABC					
Capital forecasts - total project ABC					
Council Efficiency Savings 2016-17	Annual Target	£ 5,187,000			→
On track to be delivered	£ 0	Delivered			
Community Services red risk assets	0				
Customer Services red risk assets	6	3	G	→	
Dev't & Infrastructure red risk assets	6	1	R	→	

IMPROVEMENT

Strategic Risk Register 2016-17	H =	M =	L =			
Risk - % exposure	FQ1 17/18	FQ2 17/18				
A&B Council Audit Recommendations	R	Overdue	Due in future	Future - off target		
	2	↑	15	↓	0	→

OUTCOMES

Customer Service ABC	Customer satisfaction	95 %	G	↑		
Customer Charter	A	→	Stage 1 Complaints	0 %	G	↓
Number of consultations	2	→	Stage 2 Complaints	0 %	G	↓

Appendix 2: Business Outcomes

Business Outcomes_All	
BORef	Business Outcome
BO01	The health of our people is protected through effective partnership working
BO02	Lifelong participation in sport and physical activity are increased
BO03	Prevention and support reduces homelessness
BO04	Benefits are paid promptly and accurately
BO05	Information and support are available for everyone
BO06	Quality culture, archives, libraries and museums are provided to promote wellbeing
BO07	Our communities benefit from the development of renewables
BO08	The third sector has increased capacity to support sustainable communities
BO09	Our assets are safe, efficient and fit for purpose
BO10	Quality of life is improved by managing risk
BO11	There is no place for discrimination and inequality
BO12	High standards of Public health and health protection are promoted
BO13	Our built environment is safe and improved
BO14	Our transport infrastructure is safe and fit for purpose
BO15	Argyll and Bute is open for business
BO16	We wholly embrace our Corporate Parenting responsibilities
BO17	The support needs of children and their families are met
BO18	Improved lifestyle choices are enabled
BO19	All children and young people are supported to realise their potential.
BO20	No longer used – incorporated into BO19
BO21	Our young people participate in post-16 learning, training or work
BO22	Adults are supported to realise their potential.
BO23	Economic growth is supported
BO24	Waste is disposed of sustainably
BO25	Access to and enjoyment of the natural and built environments is improved
BO26	People have a choice of suitable housing options
BO27	Infrastructure and assets are fit for purpose
BO28	Our processes and business procedures are efficient, cost effective and compliant
BO29	Health and safety is managed effectively
BO30	We engage with our customers, staff and partners
BO31	We have a culture of continuous improvement
BO32	Our workforce is supported to realise its potential
BO33	Information and support are available for our communities

ARGYLL AND BUTE COUNCIL**HELENSBURGH AND LOMOND AREA
COMMITTEE****DEVELOPMENT AND
INFRASTRUCTURE****21 SEPTEMBER 2017**

JAMES STREET COMMUNITY GARDEN – UPDATE

1.0 EXECUTIVE SUMMARY

- 1.1 The council has been working with the James Street Community Garden Association (JSCGA) to allow the group to make improvements to the James Street Play Park, creating a community garden with funding they secured
- 1.2 This work has now been completed to a high standard by the JSCGA and has been signed off by the council
- 1.3 A formal agreement is required to set out the roles and responsibilities of both parties going forward
- 1.4 The area committee considered and approved the terms of a minute of agreement to be entered into between the council and the JSCGA at its meeting on 13 December 2016
- 1.5 Since then officers have had further discussions with the JSCGA , and as a result of those discussions, there is a revised minute of agreement for consideration by members at Appendix One

RECOMMENDATIONS

Members are asked to:

- Approve the terms of the revised agreement
- Request that the Head of Roads and Amenity Services takes all necessary steps to sign the agreement on behalf of the council
- Endorse the work of JSCGA to bring the area back to life

ARGYLL AND BUTE COUNCIL

HELENSBURGH AND LOMOND AREA
COMMITTEE

DEVELOPMENT AND
INFRASTRUCTURE

21 SEPTEMBER 2017

JAMES STREET COMMUNITY GARDEN – UPDATE

2.0 INTRODUCTION

- 2.1 The council has been working with the James Street Community Garden Association (JSCGA) to enable them to improve the James Street Community Playpark with external funding
- 2.2 This work has now been completed to a high standard, and has been signed off by the council

3.0 RECOMMENDATIONS

Members are asked to:

- Approve the terms of the revised agreement
- Request that the Head of Roads and Amenity Services takes all necessary steps to sign the agreement on behalf of the council
- Endorse the work of the James Street Community Garden Association to bring the area back to life

4.0 DETAIL

- 4.1 The JSCGA approached the council with a proposal to improve the James Street Play Park, with a view to creating a community garden as an area for quiet reflection, as well as a toddlers' play space
- 4.2 The council is focused on helping ambitious and committed community groups achieve their goals, providing the best outcome for all
- 4.2 The group secured external funding and were able to progress works with the agreement of the council's Roads and Amenity service, the asset holder
- 4.3 This work has now been completed to a high standard, and has been signed off by the council
- 4.4 A formal agreement is required to set out the roles and responsibilities of both

parties going forward

- 4.5 Specifically this relates to the ongoing management and maintenance of the park in general and the new installations in particular
- 4.6 Members considered and approved a minute of agreement in December 2016
- 4.7 Since then officers have been in further contact with the JSCGA and, as a result of those discussions, there is a revised minute of agreement for consideration by members
- 4.8 The agreement will run from 1st October 2017 until 30th September 2027, but either party may terminate the agreement on the first anniversary of 1st October 2017 and every anniversary of 1st October throughout the duration of the Agreement, on giving the other party no less than two months written notice.

5.0 CONCLUSION

- 5.1 The James Street Community Garden Project has been a great success. Thanks to the efforts of a committed group of local volunteers the space has been brought back to life.
- 5.2 Members are asked to approve the minute of agreement which sets out the roles and responsibilities of both parties going forward

6.0 IMPLICATIONS

- 6.1 Policy: None known
- 6.2 Financial: None
- 6.3 Legal: The MoA will govern the relationship between the council and the JSCGA going forward
- 6.4 HR: None
- 6.5 Equalities: None
- 6.6 Risk: None known
- 6.7 Customer Service: None

Executive Director of Development and Infrastructure, Pippa Milne

Policy Lead for Roads and Amenity Services, Councillor Roddy McCuish

8 SEPTEMBER 2017

For further information contact: Tom Murphy, Roads and Amenity Manager

APPENDICES

Appendix One: Revised Minute of Agreement

MINUTE OF AGREEMENT

BETWEEN

ARGYLL AND BUTE COUNCIL

and

JAMES STREET COMMUNITY GARDEN ASSOCIATION

SUBJECTS: James Street Park, James Street, Helensburgh

MINUTE OF AGREEMENT

Between

ARGYLL and BUTE COUNCIL, a local authority constituted under the Local Government etc. (Scotland) Act 1994 and having its Chief Office at Kilmory, Lochgilphead Argyll, PA31 8RT (who and whose successors are hereinafter referred to as "the Council")

And

Alexander Kerr, residing at 172 West Princes Street, Helensburgh, G84 8EY, Jean Maccaulay, residing at 2 The Mews, 90 West Princes Street, Helesnburgh, G84 8XD, and Catriona Malan, residing at 36A James Street, Helensburgh, G84 8UH the Chairperson, Treasurer, and Secretary respectively of the JAMES STREET COMMUNITY GARDEN ASSOCIATION and their successors in office as Office Bearers of the JAMES STREET COMMUNITY GARDEN ASSOCIATION (hereinafter referred to as "the Association")

(each a "Party", together the "Parties")

WHEREAS the Council is the heritable proprietor of that area of recreational ground at James Street, Helensburgh shown delineated in [] on the plan annexed and executed as relative hereto (hereinafter referred to as 'James Street Park');

And WHEREAS the Council and the Association have agreed to work together to establish a garden that is suitable for all ages to enjoy by enhancing James Street Park and making it a notable example of current best practice in the utilisation of urban greenspace for the provision of educational, recreational and health benefits to the whole community (hereinafter referred to as 'the Project')

AND WHEREAS it is considered by the Parties that it is right and proper that there is effective communication and consultation between the Parties and that the terms of such communication and consultation are set down in writing;

And WHEREAS the cost of the Project will be funded in part by funding obtained by the Association from external funders and it is right and proper that the obligations to be placed upon the Parties in respect of the external funders' terms and conditions are agreed and set down in writing;

AND WHEREAS the Council may, at its discretion, apply in the future for grant funding from external funders to assist in the funding of the Project and it is right and proper that the obligations to be placed upon the Parties in respect of the external funders' terms and conditions are agreed and set down in writing;

And WHEREAS it is considered that the obligations to be undertaken by the Parties under this agreement will accord with the principle of community partnership working by allowing for the improvement of James Street Park to a higher standard than is permitted by the Council's own budget allocation and providing the Association with the opportunity to apply for external grant support;

THEREFORE the Council and the Association HAVE AGREED and DO HEREBY AGREE as follows:

FIRST This Agreement shall commence on 1st October 2017 and shall terminate on 30th September 2027 unless earlier terminated in accordance with the provisions of clause EIGHTEENTH of NINETEENTH hereof.

- SECOND The Association acknowledges and agrees that where it breaches any provision of this Agreement and/or the terms and conditions of funding that it has agreed with external funders and the Council suffer any costs, losses or damages as a result, the Council shall be entitled to recover such costs, losses or damages from the Association.
- THIRD The Council acknowledges and agrees that where it breaches any provision of this Agreement and/or the terms of funding that it has agreed with external funders and the Association suffer any costs, losses or damages as a result, the Association shall be entitled to recover such costs, losses or damages from the Council
- FOURTH The Council shall permit the Project to be delivered upon James Street Park
- FIFTH Throughout the duration of this Agreement the Association may, at its sole cost, open and close the gates to James Street Park always providing that James Street Park shall remain open to the public during those hours that are to be agreed in writing between the Council and the Association, both parties acting reasonably.
- SIXTH The Council shall assist the Association by undertaking the felling of those trees that are identified by the Council and the Association as requiring removal to enable the delivery of the Project. The Council will undertake those ground clearance works upon James Street Park that are required to enable the delivery of the project always providing that the Council will not undertake the removal of any concrete that is considered by the Council to be of a depth that is beyond the Council's capability to remove having regard to the equipment and man power available within the Council's own resources.
- SEVENTH The Association will obtain all permits, licences, permissions, consents, approval, certificates and authorisations (whether statutory or otherwise) associated with the Project at its sole cost with the exception of those that may be required in respect of the felling of the trees referred to in clause SIXTH hereof which shall be obtained by the Council at its sole cost.

EIGHTH Any works to be undertaken, or furnishings to be installed, in James Street Park by the Association to deliver the Project, shall be to a specification to be agreed between the Council and the Association in writing, subject to the external funder's approval, both parties acting reasonably. Without prejudice to the foregoing generality the specification shall include a detailed method statement and details of measures that will be followed to ensure safe working practice in the delivery of the Project.

NINTH The Association undertakes that it will, at its sole cost, manage and maintain those areas of James Street Park upon which it has undertaken works to deliver the Project, and keep all furnishings installed by it upon James Street Park safely and in good repair and condition, to the satisfaction of the Council acting reasonably. For the avoidance of doubt the Association shall not require to 1) cut any grassed areas formed by it within James Street Park, which cutting shall be undertaken by the Council at the Council's cost and 2) maintain the boundaries of James Street Park where responsibility for such maintenance rests with the Council and the Association have not undertaken works to the detriment of boundary structures.

TENTH The Association shall maintain, at all times throughout the works undertaken by it to deliver the Project, adequate insurance cover against public liability and third party risks that may arise in respect of the undertaking of works by the Association to deliver the Project upon James Street Park, with a reputable insurance company and to provide details of all such insurance to external funders and the Council upon request

ELEVENTH Without prejudice to clause TENTH hereof the Association will indemnify the Council, from and against all or any liability in respect of any actions, proceedings, fines, costs, charges, claims and demands whatsoever which may be made or brought against the Council by any third party, and howsoever arising, in relation to or in connection with death or personal injury caused by the Association delivering the Project upon James Street Park and all consequential expenses arising therefrom.

TWELFTH The Council will indemnify the Association, from and against all or any liability in respect of any actions, proceedings, fines, costs, charges, claims and demands whatsoever which may be made or brought against the Association by any third party, and howsoever arising, in

relation to or in connection with death or personal injury caused by the Council delivering any part of the Project upon James Street Park and all consequential expenses arising therefrom.

THIRTEENTH After the date upon which the Council and the Association have agreed in writing, both parties acting reasonably, that the creation phase of the Project has been completed the Council shall maintain, for the remaining duration of this Agreement, adequate insurance cover against public liability with a reputable insurance company and to provide details of all such insurance to external funders upon request.

FOURTEENTH Without prejudice to Clause FIFTH hereof should James Street Park be found at any time to be in such a condition as to represent a risk to health and safety the Council may close off James Street Park to the public until such works as the Council consider necessary, acting reasonably, to make James Street Park safe have been completed. In such an event the Council will not be held liable to the Association or third parties for any losses incurred by them in respect of such closure.

FIFTEENTH The Council, and the Association shall each appoint and maintain in place for the duration of this Agreement a Representative who shall have the authority to act on behalf of that party on matters relating to this Agreement. Either Party may, by prior written notice to the other Party, appoint a new or an alternate Representative. The respective Representatives shall be sufficiently senior within the organisation of the appointing Party, and granted sufficient authority by that Party, to ensure full cooperation in relation to the operation and the management of this Agreement and full discharge of that Party's obligations under this Agreement.

The Representative for the Council shall be;

Jim Smith
Head of Roads and Amenity Services
Development and Infrastructure Services
Kilmory
Lochgilphead
P31 8RT

Telephone- 01546 604324

Email: jim.smith@argyll-bute.gov.uk

The Representative for the Association shall be;

[Insert details]

Telephone

Email:

SIXTEENTH Quarterly meetings will be held between the Association and the Council to discuss the outcomes of this Agreement and review progress whilst works are being undertaken to deliver the Project upon James Street Park. Meetings may be held more frequently if required. The required schedule for meetings with thereafter be agreed between the Parties. The Parties shall ensure that their Representative or a substitute attends all meetings in respect of which at least seven business days' prior written notice has been given; and use all reasonable endeavours to ensure that the its Representative attends all other Project meetings or calls. Communication between the Parties can take place in writing, by phone or email. A timetable of review points shall be agreed between the Parties at which time the effectiveness of this Agreement shall be monitored.

SEVENTEENTH The Parties shall not make any press announcement, or respond to any media request for information in respect of the Project without having first obtained the prior written consent of the other Party to the content of the same (which consent shall not be unreasonably withheld or delayed)

EIGHTEENTH In the event that the Association shall at any time during the currency of this Agreement become disbanded or dissolved or in the event that they contravene or permit the contravention of or fail to implement any of the provisions of this Agreement then and in any of such events the Council at their option may by notice served on the Association or on its last known office bearers bring their obligations to the Association, and the Association's obligations to the Council, hereunder to an end, save in relation to any antecedent breach, on giving one month's written notice of their intention to do so.

NINETEENTH Without prejudice to clause EIGHTEENTH hereof the Council and the Applicant may each terminate this Agreement on the first anniversary of 1st October 2017 and every anniversary of 1st October thereafter throughout the duration of this Agreement upon giving the other party no less than two months prior written notice of its intention to do so.

TWENTIETH No variations of this Agreement shall be effective unless made in writing and duly executed by the Parties.

TWENTY FIRST The Parties hereby agree that in the event of any dispute or difference of opinion arising as to the provisions of these presents or the interpretation thereof such dispute or difference of opinion shall be referred on the application of either party to the Sheriff of North Strathclyde at Dumbarton.

TWENTY SECOND The Association is prohibited from transferring or assigning directly or indirectly, to any person or persons whatsoever, any portion of this Agreement without the written permission of the Council's relevant Executive Director, or a Council officer authorised by that Executive Director

LASTLY This Agreement shall be governed by and construed in accordance with the Laws of Scotland and each Party agrees to submit to the exclusive jurisdiction of the courts of Scotland

IN WITNESS WHEREOF these presents consisting of this and the preceding [] pages together with the Plan annexed are executed as follows :

ARGYLL AND BUTE COUNCIL**Helensburgh and Lomond Area
Committee****DEVELOPMENT AND INFRASTRUCTURE****21 September 2017**

Helensburgh, Cardross and Dumbarton Cycleway Update

1.0 EXECUTIVE SUMMARY

- 1.1. This report updates Members of the progress made since the Helensburgh and Lomond Area Committee on 13 June 2017 in relation to the delivery of Argyll and Bute Council's long-standing commitment to the provision of a dedicated, high quality walking and cycle route linking Helensburgh, Cardross and Dumbarton.
- 1.2. In 2017/18 it is planned to extend the route through Cardross Village from Station Road to the eastern edge of Cardross on the A814. The public consultation event held in Cardross on Monday 19 June 2017 identified a preferred route for this phase. This was supported by Cardross Community Council at their meeting on Monday 19 June 2017.
- 1.3. Negotiations are ongoing with the relevant landowners to gain the necessary permissions / ownership to construct the preferred route in 2017/18.
- 1.4. The construction of the 2017/18 phase will be funded by successful grant applications to Strathclyde Partnership for Transport (SPT) and SUSTRANS.
- 1.5. Council Officers continue to work toward purchasing the necessary land to allow further phases of the route to be constructed in 2018/19 onwards. Depending on progress of these negotiations with landowners, a recommendation will be submitted to the March 2018 Helensburgh and Lomond Area Committee on the requirement for a new Compulsory Purchase Order (CPO).
- 1.6. Planning has been initiated for an extensive consultation within Helensburgh to identify a preferred route and design for the Cycleway within Helensburgh, linking Waitrose/Hermitage Academy to Helensburgh Town Centre and the cycle routes to Rhu/HMNB Clyde/Garelochhead and via Blackhill to Arden. The consultation process will endeavor to be inclusive and seek input from a wide a range of residents, visitors, businesses and significant employers, including under-18s.
- 1.7. It is recommended that the Helensburgh and Lomond members:
 - 1.7.1. Note the contents of this update report including the progress reported since the last report to the Helensburgh and Lomond Area Committee on 13 June 2017.

1.7.2. Endorse the identification of a preferred route for the phase planned for construction in 2017/18 following public consultation and consultation with Cardross Community Council.

1.7.3. To deliver the decision of Members at Helensburgh and Lomond Area Committee on 13 June 2017, note the Council's continued commitment to seek to purchase the necessary land by negotiation with relevant landowners between Cardross and Helensburgh prior to making a recommendation to the March 2018 Helensburgh and Lomond Area Committee as to the requirement for a new Compulsory Purchase Order.

1.7.4. Support the commitment to consultation on the route within Helensburgh, including efforts to ensure a wide range of stakeholders are involved in the process.

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

DEVELOPMENT AND INFRASTRUCTURE

21 September 2017

Helensburgh, Cardross and Dumbarton Cycleway Update

2.0 INTRODUCTION

- 2.1. Argyll and Bute Council has a long-standing commitment to the provision of a dedicated, high quality walking and cycle route linking Helensburgh, Cardross and Dumbarton.
- 2.2. In 2017/18 it is planned to extend the route through Cardross Village from Station Road to the eastern edge of Cardross on the A814. The public consultation event held in Cardross on Monday 19 June 2017 identified a preferred route for this phase.
- 2.3. The construction of the 2017/18 phase will be funded by successful grant applications to Strathclyde Partnership for Transport (SPT) and Sustrans.

3.0 RECOMMENDATIONS

It is recommended that the Helensburgh and Lomond members:

- 3.1. Note the contents of this update report including the progress reported since the last report to the Helensburgh and Lomond Area Committee on 13 June 2017.
- 3.2. Endorse the identification of a preferred route for the phase planned for construction in 2017/18 following public consultation and consultation with Cardross Community Council.
- 3.3. To deliver the decision of members at Helensburgh and Lomond Area Committee on 13 June 2017, note the Council's continued commitment to seek to purchase the necessary land by negotiation with relevant landowners between Cardross and Helensburgh prior to making a recommendation to the March 2018 Helensburgh and Lomond Area Committee as to the requirement for a new Compulsory Purchase Order.
- 3.4. Support the commitment to consultation on the route within Helensburgh, including efforts to ensure a wide range of stakeholders are involved in the process.

4.0 DETAIL

- 4.1. The provision of a safe and attractive walking and cycling route linking Helensburgh, Cardross and Dumbarton will close a gap in the active travel network in Argyll and Bute. The route will provide residents and visitors to Helensburgh and Cardross with a safe and convenient walking and cycling route within and between these settlements, including school pupils attending Hermitage Academy. Extending the route to Dumbarton links into the National Cycle Network (NCN) which signs walking and cycling routes to Loch Lomond, Glasgow, Edinburgh and destinations further afield including elsewhere in Argyll & Bute. West Dunbartonshire Council (WDC) confirm they have constructed the element of the Cycleway within their boundary to link the route into the wider NCN.
- 4.2. In 2017/18 it is planned to construct the phase linking from Cardross Railway Station to the junction with the A814 opposite the Geilston Gardens access road.
- 4.3. A public consultation event was held in the Geilston Hall, Cardross on Monday 19 June 2017. Approximately 90 members of the public attended. Four route options were presented as a map to the attendees, see Appendix 1 of this report.
- 4.4. Attendees to the public consultation were offered the opportunity to complete a short questionnaire to provide their views on the routes. A total of 56 completed questionnaires were received, with Route Option A being the preferred route for over 75% of respondents. Full analysis of the questionnaire results is provided in Appendix 2 to this report.
- 4.5. In order to provide the most direct route, the preferred route identified includes seeking to access the private Geilston Park Road between Station Road and the playing fields. From Geilston Park Road the preferred route follows the south side of the playing fields and Cardross Park, crosses Geilston Burn in the vicinity of the railway and follows the north side of the railway to Murray's Crossing. Between Murray's Crossing and the A814 at the junction opposite the Geilston Gardens access road the route will follow the existing farm access road which will be upgraded to provide a suitable walking and cycling route.
- 4.6. Construction of the 2017/18 phase of the route is reliant on the cooperation of the landowners, with whom the Council has initiated negotiations based on the preferred route. It is not anticipated there will be a need for CPO powers to undertake this work in 2017/18. However, the exact route of this phase will be subject to the outcome of the ongoing negotiation with landowners.
- 4.7. Construction costs of the phase to be constructed in 2017/18 are covered by successful grant fund applications to Strathclyde Partnership for Transport (SPT) for £75,000 and Sustrans for £75,000, providing a total budget of £150,000. In order to draw on these funds all work must be complete by 31 March 2018.
- 4.8. The designs for the phases of construction planned from 2017/18 onwards have been updated to a minimum 2.5m wide shared-use walking and cycling path, referred to as a cycleway. This change is to allow the Council to access Sustrans funding as the previously proposed 2m wide shared-use path would

not meet the minimum standards required by Sustrans to access funding. Widening the planned cycleway also improves accessibility to a safe route removed from the busy A814 for those with mobility aids including wheelchairs and to parents/guardians with a child's pram or buggy. The work to update the design has taken longer than anticipated and subsequently has extended the timescale for completion of land purchase negotiations with landowners between Cardross and Helensburgh.

- 4.9. Phases of the Cycleway planned for construction from 2018/19 onwards require the Council to obtain the necessary land and future grant funding agreements to deliver these phases of the route. Council Officers continue to seek to engage with the relevant landowners and a final offer will be submitted to landowners and their agent when details of the land-take of the route have been fully determined. The progress of these negotiations will directly influence any decision to progress a Compulsory Purchase Order (CPO). An update on the land negotiations and a recommendation on the requirement for a new CPO will be presented to the Helensburgh and Lomond Area Committee on Thursday 22 March 2018.
- 4.10. Should a CPO be required to purchase any of the land required for the cycleway between Cardross and Helensburgh, a new CPO will require to be approved by the Council as design updates, such as widening the cycleway, have resulted in minor changes to the land required. The CPO approved by the Council in 2015 does not specify the land required for the updated design.
- 4.11. Consultation is planned to start in late 2017 and conclude in 2018/19 on the preferred route and design of the Cycleway between the edge of Helensburgh at Waitrose/Hermitage Academy and Helensburgh Town Centre/Sinclair St, including linking into the existing cycle routes to Rhu/HMNB Clyde/Garelochhead and via Blackhill to Arden. Holding the consultation over an extended period will allow engagement with a wide range of stakeholders including schools, community groups, community councils and significant employers in addition to traditional public consultation events. This will allow a deeper involvement with the public and key stakeholders to produce a design which will serve the needs of residents, visitors and businesses while commanding demonstrable public support.

5. CONCLUSION

- 5.1. The Helensburgh, Cardross and Dumbarton Cycleway is an important piece of active travel infrastructure for Argyll & Bute that will link the settlements of Cardross and Helensburgh to a wider active travel network in the Helensburgh and Lomond area and to the central belt.
- 5.2. The identification of a preferred route between Cardross Station and the junction with the A814 opposite the Geilston Gardens access road has enabled detailed discussions with the relevant landowners and design work to progress. This supports the delivery of this phase of the Cycleway in 2017/18.

- 5.3. Progress continues to be made towards the phased implementation of this project, with future phases reliant on acquisition of the necessary land and the securing of additional external funding. A final offer will be submitted to landowners and their agent when details of the land-take of the route have been fully determined.
- 5.4. The Council will continue to seek opportunities to maximise public input to the project to ensure the Cycleway serves the needs of residents, visitors and businesses within Argyll & Bute. The plan to undertake consultation on the route within Helensburgh will progress this.

6.0 IMPLICATIONS

- 6.1 Policy
Completion of this project will support the Council's SOA outcomes 2: We have infrastructure that supports sustainable growth and 5: People live active, healthier and independent lives. The project also supports achievement of the Scottish Government's objectives set out in the Cycling Action Plan for Scotland (CAPS) and Let's Get Scotland Walking - The National Walking Strategy.
- 6.2 Financial
The construction and land purchase planned for 2017/18 will be funded by grant fund awards from SPT and Sustrans.
There is evidence to indicate that people who are more active, for example by walking or cycling, are less likely to require social care services in later life which could result in a future saving to the Council although the value of this would be difficult to quantify.
- 6.3 Legal
Continued input will be required from Legal Services to support contractual agreements and land purchase, including a CPO should one be deemed necessary.
- 6.4 HR
None
- 6.5 Equalities
Completion of this project will provide opportunities for all in the Helensburgh – Cardross – Dumbarton corridor to travel more sustainably and actively by walking and cycling. The route has been designed to be DDA compliant and will provide a safe route removed from the A814 accessible to those with mobility aids including wheelchairs and to parents/guardians with a child's pram or buggy.
- 6.6 Risk
There is a reputational risk to the Council if the project is not completed within a reasonable timeframe.

6.7 Customer Services None.

Pippa Milne, Executive Director, Development and Infrastructure
Councillor Aileen Morton, Policy Lead Economic Development and Strategic
Transportation

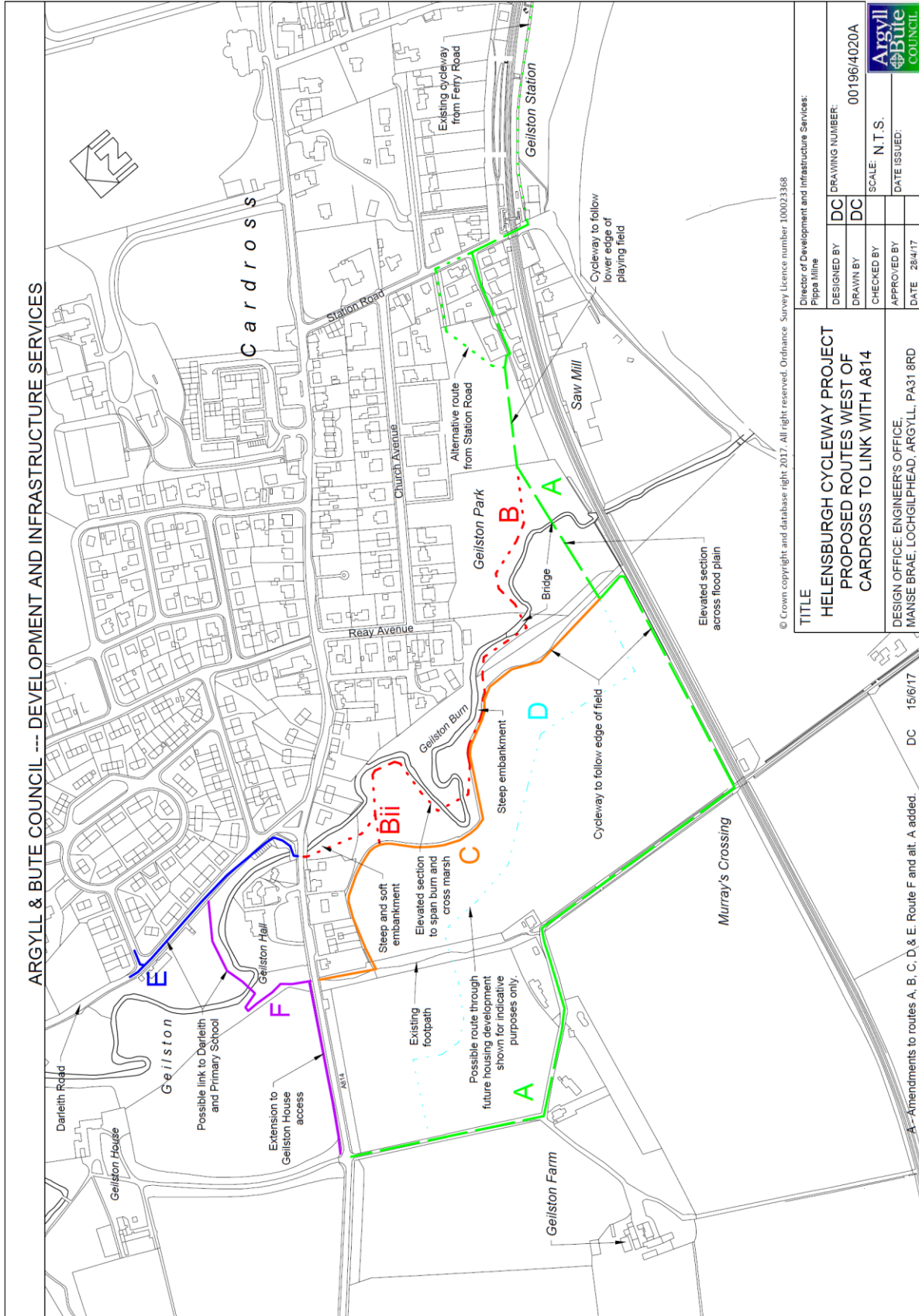
04 August 2017

For further information contact: Colin Young
Strategic Transportation Delivery Officer
Colin.Young@argyll-bute.gov.uk
Tel: 01546 604275

APPENDICES

- Appendix 1: Cardross Station to Geilston Route Options Map
- Appendix 2: Cardross Consultation Questionnaire Analysis
- Appendix 3: Cardross Station to Geilston Preferred Route Map

Appendix 1: Cardross Station to Geilston Route Options Map



ARGYLL & BUTE COUNCIL --- DEVELOPMENT AND INFRASTRUCTURE SERVICES

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Director of Development and Infrastructure Services: Pippa Milne		DC	DRAWING NUMBER: 00196/4020A
DESIGNED BY	DC	DRAWN BY	DC
CHECKED BY	DC	SCALE	N.T.S.
APPROVED BY		DATE ISSUED:	28/4/17
TITLE HELENSBURGH CYCLEWAY PROJECT PROPOSED ROUTES WEST OF CARDROSS TO LINK WITH A814		DESIGN OFFICE: ENGINEER'S OFFICE, MANSE BRAE, LOCHGILPHEAD, ARGYLL, PA31 8RD	



DC 15/6/17

A - Amendments to routes A, B, C, D & E. Route F and alt. A. added.

Appendix 2: Cardross Consultation Questionnaire Analysis

A total of 56 questionnaires were returned. Analysis of the results is presented below.

Section 1: Cardross Station to Playing Fields

There was no clear preference between the two route options presented for this section of the cycleway. The two options presented were routing the cycleway via Geilston Park Road or routing the cycleway via the unnamed lane between Geilston Park Road and Church Avenue. Both of these are private roads and therefore any work on these sections would require approval of the relevant residents.

There may have been some confusion as to the sections referred to, as the two options were not particularly clear on the map and an error was made when compiling the questionnaire which resulted in the symbols for the two options being transposed on the questionnaire. This is supported by a number of the respondents stating a preference for the “most direct route” but selecting the alternative route via the unnamed lane as their first preference. Given this, it is recommended that the results for this question are treated with an appropriate level of caution.

Section 2: Playing Fields to A814

There was a very clear preference for Option A which was the first preference for over 75% of respondents. This option would route the cycleway along the bottom of the park, across Geilston Burn and adjacent to the railway line to Murray’s Crossing where it would then follow the existing access track to the A814.

Section 3: A814 to Darleith Road / Cardross Primary School

Two options were presented to link Cardross Primary School and the significant number of dwellings accessed off Darleith Road to the cycleway. It was highlighted verbally to respondents that these were unlikely to be delivered in 2017/18 and should be regarded as future options to increase the areas of Cardross linked to the cycleway.

From the survey responses a clear preference was expressed for Option F, with over 70% of responses to this question selecting this route as their first preference.

Demographic Information

The questionnaire also asked for some high level demographic information to assist the Council to understand how effective the event had been in reaching a wide range of age groups. As with many consultations, the younger and older ends of the age spectrum were underrepresented, with no questionnaire respondents identifying themselves as over 75 and only one from each of the under 18 and 18-24 age groups. Three responses were received from the 25-34 age group, 10 from the 35-44, 14 from 45-54, 10 from 55-64 and 13 from 64-74.

Within the gender split there was a slight bias towards females with 57% of

respondents who answered this question identifying themselves as female and 43% as male.

Home postcodes

Of the respondents who answered this question, over 98% were from the G82 5** postcode area which covers Cardross and Colgrain. The remaining respondents who answered this question had postcodes within the G84 7** postcode area which covers the eastern part of Helensburgh.

Current Travel Preferences

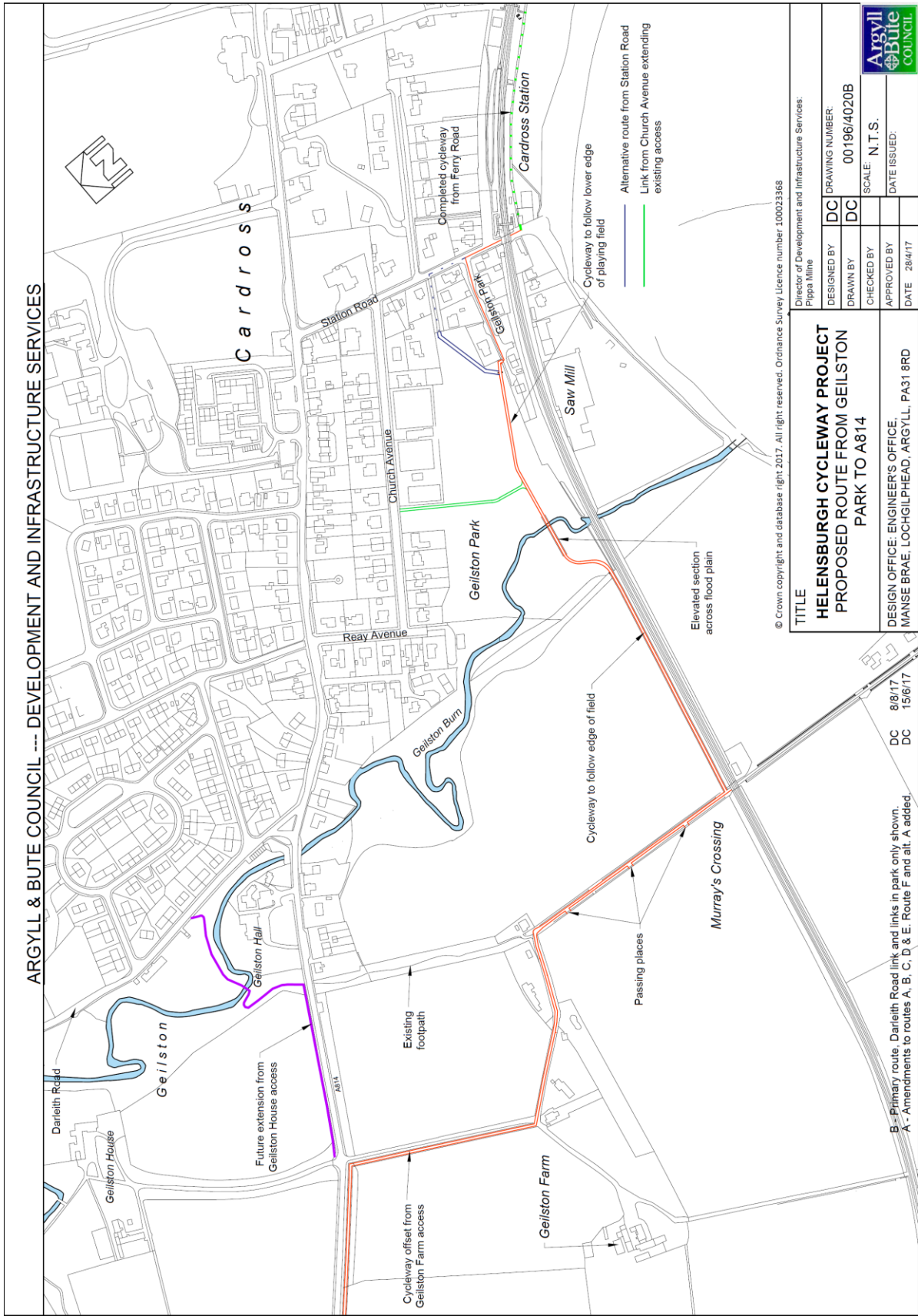
Respondents to the questionnaire were asked to indicate how they travelled to work/school and how they travelled for leisure purposes. Each respondent was free to select as many options as appropriate to their circumstances.

Mode	Work / School	Leisure
Car Driver	27	34
Car Passenger	2	14
Rail	9	28
Bus	4	2
Cycle	14	29
Walk	15	32

Potential to use new section of cycleway

Of the respondents who answered this question, 3 indicated that they would not use this section of the cycleway – two of who stated this was because they lived further out of Cardross so would not be able to safely access this section until the rest of the route to Helensburgh was constructed. Five respondents indicated they would only use the section as pedestrians, 7 only as cyclists and 35 as both pedestrians and cyclists.

Appendix 3: Cardross Station to Geilston Preferred Route Map



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ARGYLL AND BUTE COUNCIL**Helensburgh and Lomond Area
Committee****DEVELOPMENT AND INFRASTRUCTURE****21 September 2017**

Helensburgh Park and Ride

1.0 EXECUTIVE SUMMARY

- 1.1. This report informs Members of the plan to construct a Park and Ride car park on the former Gasometer site in Grant Street, Helensburgh in 2017/18.
- 1.2. The Helensburgh Park and Ride car park will deliver a total of 53 spaces (49 standard spaces plus 4 disabled spaces). These will be subject to a pay and display ticketing system which will prioritise use by rail users, with the cost of parking able to be redeemed as a discount against the purchase of a rail ticket at Helensburgh Central Station.
- 1.3. The Gasometer site on Grant Street, Helensburgh was purchased by Argyll & Bute Council from Scottish Gas Networks (SGN) in March 2017 for the purpose of constructing a Park and Ride car park. This was funded in full by a successful 2016/17 grant application to Strathclyde Partnership for Transport (SPT).
- 1.4. A planning application has been submitted to Argyll & Bute Council for the Park and Ride car park and a Traffic Regulation Order (TRO) is to be promoted to allow for parking controls to be implemented in the Park and Ride car park.
- 1.5. Due to the constrained nature of the Gasometer site in Grant Street, for safety it will be necessary to close the existing Helensburgh & Lomond Civic Centre (HLCC) Council Staff car park in Grant Street/East Princes Street to all users for the duration of the works, estimated as 10 weeks. Details of this closure will be publicised to staff and visitors well in advance of the works commencing. Construction of the Park and Ride car park will be complete prior to construction work commencing on the Pierhead development.
- 1.6. The construction of the Park and Ride car park in 2017/18 will be funded by a successful grant application to Strathclyde Partnership for Transport (SPT) for £300,000. In addition, Transport Scotland via Abellio ScotRail have indicated their willingness to consider a grant application towards the cost of construction should costs exceed the SPT grant award. The value of any grant application to Transport Scotland will be dependent on the cost of the tenders received for the construction work.
- 1.7. Following discussion with the Council's Traffic and Development team it has been agreed that following construction, the Park and Ride car park will be managed and maintained as part of the Council's parking estate.

1.8. It is recommended that the Helensburgh and Lomond members:

1.8.1. Support the provision of a Park and Ride car park in Grant Street, Helensburgh which will increase the parking provision for commuters and rail users in Helensburgh and relieve pressure on the Town Centre car parks.

1.8.2. Note the requirement to close the HLCC Council Staff car park to all users for the period of the construction works, estimated at 10 weeks.

1.8.3. Support the use of a pay and display system to manage the Park and Ride car park.

1.8.4. Agree that following completion of construction the Park and Ride car park will be managed and maintained as part of the Council's wider parking estate.

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

DEVELOPMENT AND INFRASTRUCTURE

21 September 2017

Helensburgh Park and Ride

2.0 INTRODUCTION

- 2.1. It is proposed to construct a 53 space Park and Ride car park on the former gasometer site in Grant Street, Helensburgh which the Council purchased from Scottish Gas Networks (SGN) for the purpose in March 2017.
- 2.2. A pay and display system will operate within the Park and Ride car park to prioritise its use for those intending to travel by train from Helensburgh Central Station.
- 2.3. The construction of the Park and Ride car park in 2017/18 will be funded by a successful grant application to Strathclyde Partnership for Transport (SPT) for £300,000. In addition, Transport Scotland via Abellio ScotRail have indicated their willingness to consider a grant application towards the cost of construction should costs exceed the SPT grant award. The value of any grant application to Transport Scotland will be dependent on the cost of the tenders received for the construction work.

3.0 RECOMMENDATIONS

It is recommended that the Helensburgh and Lomond members:

- 3.1. Support the provision of a Park and Ride car park in Grant Street, Helensburgh which will increase the parking provision for commuters and rail users in Helensburgh and relieve pressure on the Town Centre car parks.
- 3.2. Note the requirement to close the HLCC Council Staff car park to all users for the period of the construction works, estimated at 10 weeks.
- 3.3. Support the use of a pay and display system to manage the Park and Ride car park.
- 3.4. Agree that following completion of construction the Park and Ride car park will be managed and maintained as part of the Council's wider parking estate.

4.0 DETAIL

- 4.1. The provision of additional Park and Ride car park spaces serving Helensburgh and Craighendran were first considered as part of an SPT funded study in 2012. Outcomes of the study were reported to the Helensburgh and Lomond Area Committee on 02 April 2012, 14 August 2012, 11 September 2012 and 11 December 2012. The proposal to construct a park and ride car park on the former Gasometer site were approved by the Helensburgh and Lomond Area Committee at the meeting of 14 October 2014.
- 4.2. The Gasometer site on Grant Street, Helensburgh was purchased by Argyll & Bute Council in March 2017 from Scottish Gas Networks (SGN) for the purpose of construction of a Park and Ride car park. The cost of this purchase was paid for in full by a successful 2016/17 grant application to Strathclyde Partnership for Transport (SPT).
- 4.3. The Helensburgh Park and Ride car park will deliver a total of 53 spaces (49 standard spaces plus 4 disabled spaces). These will be subject to a pay and display ticketing system which will prioritise use by rail users, with the cost of parking refundable against the purchase of a rail ticket from Helensburgh Central Station.
- 4.4. A planning application has been submitted to Argyll & Bute Council for the Park and Ride car park. A drawing showing the layout of the car park is included as Appendix 1 to this report. Vehicular access will be from Grant Street via the existing signalised junction on East Clyde Street, while there will be a pedestrian only entrance from the Park and Ride car park onto East Princes Street, approximately 100m from Helensburgh Central Station.
- 4.5. A Traffic Regulation Order (TRO) is currently being promoted to allow parking controls to be implemented in the new Park and Ride car park. It is intended the Park and Ride car park will be subject to a requirement to display a valid pay and display ticket Monday to Sunday, 0900 to 1800. These requirements mirror those already in place at Maitland Street car park and the paid spaces at the Pier car park and will increase the total amount of parking available within Helensburgh.
- 4.6. It is estimated the construction of the new Park and Ride car park will take approximately 10 weeks. Construction will not commence prior to October 2017 and must be complete by the end of March 2018 to comply with the conditions of grant. The dates of the construction period will be confirmed once a contractor has been appointed and promulgated to elected members, staff, businesses and the public via the usual channels.
- 4.7. Due to the constrained nature of the Gasometer site in Grant Street/East Princes Street, it will be necessary to close the existing Council Staff car park in Grant Street to all users for the duration of the works. This closure is required for public safety due to the proximity to the Gasometer site and potential for conflict at the entrance onto Grant Street. While the temporary closure of the staff car park will inevitably result in some inconvenience to staff and visitors the action detailed in 4.8 will be taken to minimise the impact of this temporary closure and details of the closure will be cascaded to all staff and visitors well in advance of work

commencing. It has been confirmed that construction of the Park and Ride car park will be complete prior to construction work commencing on the Pierhead development, with the only planned site work on the Pierhead development during this time being Site Investigation/Ground Investigation works. During construction of the Park and Ride car park, which is expected to occur over a 10-week period between October 2017 and March 2018, Codona's fairground equipment will have vacated the area of the Pier car park behind the swimming pool for the winter which will increase the number of parking spaces available at the Pier car park for all users.

- 4.8. To minimise the impact of the temporary closure of the HLCC Council Staff car park in Grant Street, the contract specification for the construction of the Park and Ride car park requires the successful contractor to minimise the impact on the existing Council Staff car park when planning their programme of works. This could be by reducing the period during the works when it is necessary to close the existing car park or by planning the works to allow a section of the existing car park to remain open during the works. Once a contractor has been appointed and a programme of works agreed, details of the necessary closure periods will be promulgated as stated in 4.7. The combined effect of timing of the works to avoid the peak summer period, additional spaces in the Pier car park made available by Codona's fairground having vacated the area for the winter and the requirement for the successful contractor to minimise the necessary closures of the existing car park will contribute to minimising the impact of the temporary closure of the existing Council Staff car park in Grant Street.
- 4.9. The Park and Ride car park will be subject to a pay and display system however, in line with SPT grant funding requirements, parking charges may be redeemed against the purchase of a rail ticket from Helensburgh Central Station making the park and ride car park free for rail passengers to use. This will be achieved by the issue of 2 part tickets, one part to display in the car to show payment has been made for parking and the other to redeem against the purchase of a rail ticket. A similar 2-part ticketing system is currently in use in the ScotRail operated car park in Helensburgh Central Station. An equivalent system for holders of season rail tickets will be implemented through the option of purchasing a parking permit for the Park and Ride car park which can be redeemed against the appropriate length season ticket.
- 4.10. A percentage of the value of discounts issued on rail tickets by Abellio ScotRail will be reimbursed by Argyll & Bute Council to Abellio ScotRail. The percentage of reimbursement is currently being negotiated with Abellio ScotRail, taking account of the forecast operating and maintenance costs of the Park and Ride car park to Argyll and Bute Council. As this recompense will not exceed the value of pay and display parking paid for in the Park and Ride car park this does not present a financial risk to the Council.
- 4.11. Once complete, the existing HLCC Council Staff car park and the new Park and Ride car park will share a single entrance onto Grant Street, with the existing entrance into the existing HLCC Council Staff car park stopped up to vehicles although pedestrian access will be maintained. The existing HLCC Council Staff car park will be accessible to vehicles via the Park and Ride car park. The revised

layout will include clear signage to highlight the different parking restrictions in place and the intended user groups of the two car parks. The vehicular access to the Park and Ride car park and Council Staff car park will be from East Clyde Street via Grant Street using the existing signalised junction outside the Helensburgh and Lomond Civic Centre.

- 4.12. It is necessary to retain the Park and Ride car park and the existing HLCC Council Staff car park as separate entities to comply with the planning conditions regarding parking which accompanied the HLCC planning approval and to comply with the conditions of the SPT grant which requires the Park and Ride car park to primarily be for the use of those wishing to access rail services from Helensburgh Central Station.
- 4.13. The construction of the Park and Ride car park in 2017/18 will be funded by a successful grant application to Strathclyde Partnership for Transport (SPT) for £300,000. In order to draw on these funds all work must be complete by 31 March 2018. In addition, Transport Scotland via Abellio ScotRail have indicated their willingness to consider a grant application towards the cost of construction should costs exceed the SPT grant award. The value of any grant application to Transport Scotland will be dependent on the cost of the tenders received for the construction work.
- 4.14. Once constructed, the Park and Ride car park will be managed alongside the Council's wider parking estate with revenues raised from pay and display charges not reimbursed to Abellio ScotRail used to manage and maintain the Park and Ride car park such that it is cost neutral to the Council.

5. CONCLUSION

- 5.1. The Helensburgh Park and Ride car park is an important part of transport infrastructure for Argyll & Bute that will increase access to the rail services from Helensburgh Central Station while reducing pressure on existing Town Centre car parks, thereby freeing space for retail and leisure customers.
- 5.2. A planning application for construction has been submitted to Argyll & Bute Council and a Traffic Regulation Order to allow management of the car park, including pay and display, is being promoted.
- 5.3. The Park and Ride car park is deliverable in 2017/18. The Council own the site and have successfully applied to Strathclyde Partnership for Transport (SPT) for a grant of £300,000 to cover construction costs. In addition, Transport Scotland via Abellio ScotRail have indicated their willingness to consider a grant application towards the cost of construction should costs exceed the SPT grant award.

6.0 IMPLICATIONS

- 6.1 Policy Completion of this project will support the Council's SOA outcome 2: We have infrastructure that supports

sustainable growth. The project also supports achievement of the Scottish Government's objectives set out in the National Transport Strategy.

- | | | |
|-----|-------------------|---|
| 6.2 | Financial | The construction of the Park and Ride car park planned for 2017/18 will be funded by a grant fund award from SPT. |
| 6.3 | Legal | Input will be required from Legal Services to support contractual agreements and promotion of the Traffic Regulation Order. |
| 6.4 | HR | None |
| 6.5 | Equalities | The Park and Ride car park will provide 4 dedicated disabled spaces. |
| 6.6 | Risk | There is a reputational risk to the Council if the project is not completed within the forecast timeframe, to an appropriate standard or subsequent enforcement of parking regulations is not undertaken appropriately. |
| 6.7 | Customer Services | None. |

Pippa Milne, Executive Director, Development and Infrastructure
Councillor Aileen Morton, Policy Lead Economic Development and Strategic Transportation

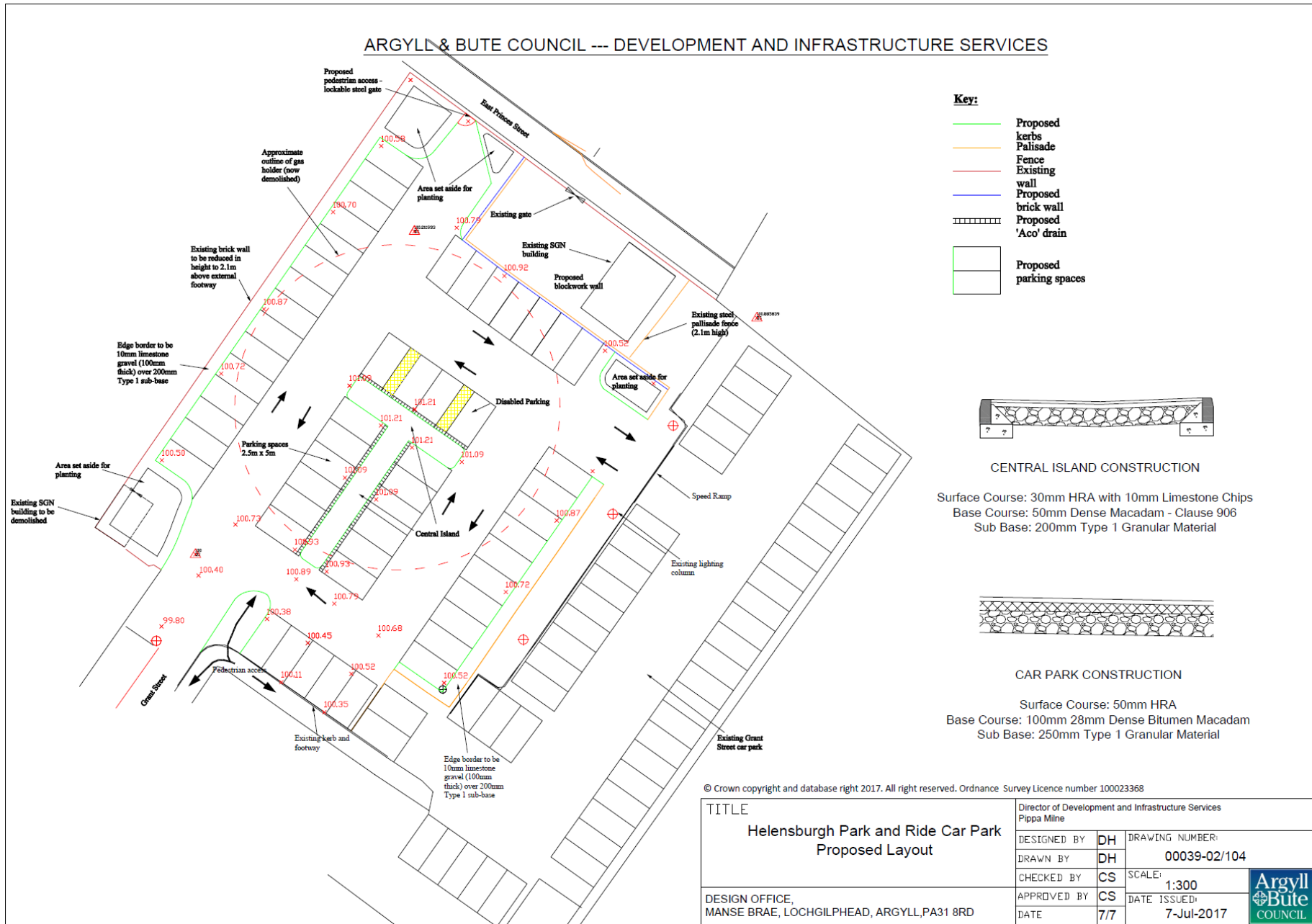
04 August 2017

For further information contact: Colin Young
Strategic Transportation Delivery Officer
Colin.Young@argyll-bute.gov.uk
Tel: 01546 604275

APPENDICES

Appendix 1: Helensburgh Park and Ride Design

Appendix 1: Helensburgh Park and Ride Design



ARGYLL AND BUTE COUNCIL

**Helensburgh & Lomond Area
Committee**

**Development and Infrastructure
Services**

21 September 2017

HELENSBURGH CHORD SURPLUS FUNDS – PROJECTS UPDATE

1.0 EXECUTIVE SUMMARY

- 1.1** The purpose of this report is to provide members with an update on the progress of the Helensburgh CHORD – Surplus Fund Works.

2.0 RECOMMENDATIONS

- 2.1.** The Area Committee considers and notes the position in relation to project delivery of the Helensburgh CHORD – Surplus Fund Works.

ARGYLL AND BUTE COUNCIL

Helensburgh & Lomond Area
Committee

Development and Infrastructure
Services

21 September 2017

HELENSBURGH CHORD SURPLUS FUNDS – PROJECTS UPDATE

3.0 INTRODUCTION

- 3.1. The purpose of the report is to provide members with an update on the progress of the Helensburgh CHORD – Surplus Funds Works.

4.0 RECOMMENDATIONS

- 4.1. The Area Committee considers and notes the position in relation to project delivery of the Helensburgh CHORD – Surplus Fund Works.

5.0 DETAIL

5.1. HELENSBURGH CHORD – Surplus Funds Works

1. **Esplanade Footpath** (Between William Street and Kidston Park) – The surfacing scope was reduced due to health and safety concerns with respect to personnel working along the edge of the area of the esplanade that is without the seawall edge restraint. Currently we have completed the section from Kidston Park to Sutherland St, and we will subsequently undertake localised repairs to the section without the seawall edge restraint.
2. **Maitland Street footways** (Incl Bin Stores) – Kerbing and surfacing 80% completed, however we have been unable to progress the section adjacent to the building on the corner of Clyde St due to the stability issues.
3. **East Clyde Street footways** (Charlotte Street to Sinclair Street) – Kerbing and surfacing 85% completed, however we have been unable to progress the sections adjacent to the building at Maitland St and the newly discovered unstable culvert at Millig Burn (Opposite Farm Foods Store on East Clyde Street).
 - a. The works were delayed in the first instance due to the closures related to the “unstable” building and the diversion route along Princes St also delayed us moving to the western sites.
 - b. In both the above cases (2 and 3), works will be completed when the building and culvert are repaired / made safe and we have the necessary safe access.
 - c. There have also been three separate closures at this junction due to buried

services faults, gas and water, which have also delayed operations.

4. **Maitland Street** (Carriageway and carpark works) – delayed until full access is available.

Note: Maitland Street South footways have been surfaced in conjunction with the East Clyde Street operations. The Surplus Funds works presented roads officers with the opportunity to respond to enquiries from residents and businesses in the immediate area who were calling for the footways to be resurfaced. Officers identified that there would be an efficiency if they were able to deliver the footway improvements in conjunction with the CHORD works. These additional works are funded from the Helensburgh and Lomond Footway Capital improvements budget 2017-18.

5. **West Princes Street** (Footway and Carriageway) – Re-programmed for Sept/Oct (Aug/Sept in original programme) following on from planned Roads Capital surfacing works.
6. **James Street** (Granite Footway) – works will be delivered by a specialist external contractor and make use of the surplus granite materials held at Blackhill depot. The Invitation To Tender (ITT) will issue in Mid- September and the works are programmed to commence on site in late October for a period of 7 weeks. We will deliver works on the west side of James Street in Phase 1, as this is where the shops are, and we want to minimise disruption in the run up to Christmas. James Street will remain open to vehicular traffic at all times and will provide a loading/unloading area for deliveries to, and pickups from, the shops. Parking bays in this section of James Street will be suspended to enable the installation of the kerbs, and a couple of bays on West Princes Street and the northern part of James Street for the duration of the works (welfare and storage).
7. **James Street** (Carriageway) – in sequence with the above, assuming external contractor has completed the footway works. If required these works will be postponed till after Christmas Period.
8. **West Clyde Street, Flood Risk Assessment** - Draft report received, and officers are currently working with the report author's to better understand issues in respect of buildability and affordability of the proposed solutions. Following on from this we hope to have discussions with Scottish Water in respect of how an agreed solution might be implemented and funded.
9. **John Street** (Footway and Carriageway) the current plan is to deliver these works following the implementation of the preferred West Clyde Street drainage solution, subject to agreement on an affordable and deliverable solution.

6.0 CONCLUSION

- 6.1. Significant progress has and continues to made delivering of the Helensburgh CHORD Surplus Funds Works.

7.0 IMPLICATIONS

- 7.1. Policy – The delivery of the CHORD programme fits with the Council's Corporate Plan, Single Outcome Agreement and approved Development Plan policy for town centre regeneration. The economic outcomes from these projects will contribute to the Government's Economic Strategy.
- 7.2 Financial – The level of surplus funds has been agreed with Finance.
- 7.3 Legal – Legal Services will provide support as and when required.
- 7.4 HR – The Helensburgh Regeneration Project Manager continues to project manage the project on a day to day basis, supported by colleagues from other departments of the Council.
- 7.5 Equalities – None.
- 7.6 Risk – Risk is regularly monitored by the Helensburgh Regeneration Project Manager.

Executive Director of Development and Infrastructure Services: Pippa Milne
Policy Lead: Cllr Gary Mulvaney

12 September 2017

For further information contact: Andrew Collins, Helensburgh Regeneration Project Manager, Tel: 01436 657633 or Mob: 0781 081 4465

ARGYLL AND BUTE COUNCIL

Helensburgh and Lomond Area Committee

CUSTOMER SERVICES

21 September 2017

PROPERTY UPDATE

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to provide members with an update on the development and sale of properties in the Helensburgh and Lomond Area.

RECOMMENDATIONS

1.2 That members consider and note the position as outlined in respect of the various properties.

2.0 INTRODUCTION

- 2.1 The purpose of this report is to provide members with an update on the development and sale of properties in the Helensburgh and Lomond Area.

3.0 RECOMMENDATIONS

- 3.1 That members consider and note the position as outlined in respect of the various properties.

4.0 DETAIL

Blairvadach, Shandon by Helensburgh – Offers under consideration

- 1.1 Blairvadach is a large former Council Office building with substantial estate grounds. The property is allocated for Housing for 115 units and has been marketed as a development opportunity for over a year by selling agents Ballantynes. Interest from housebuilders has been relatively low during this period. In speaking to the industry, they have cited the following factors as to why interest is low: high development costs associated with topography & listed building; burn crossing; West Dunbartonshire unit proximity; tree protection; requirement for 25% affordable housing; uncertainty over HMNB Clyde future; falling house prices in area; main housebuilders already have more deliverable sites in Helensburgh & Lomond. The building has featured in 'The Mail on Sunday' as building of the week and was advertised in the publication Commercial Property Monthly (May 2017).
- 1.2 A closing date for the sale of the property was set for 4th August 2017 and offers / expressions of interest were received that are being considered in liaison with the Council's selling agent.
- 1.3 The property is fairly challenging to develop due to the sloping topography, the presence of the listed building and large number of units involved together with potential phased delivery. This is reflected in the offers that have been received which require analysis in terms of the deliverability of scheme, capital receipt, certainty and phasing of payments. It is likely that any sale shall be predicated on achieving planning permission and other consents which shall take several months to conclude. Film Company also wish to lease Blairvadach for 5 months in May 2018 to Film TV Series. Have met onsite and awaiting proposal.

Former Hermitage Academy, Colgrain – Under Offer

- 1.4 Part of the site has already been disposed and construction of over 50 dwellings and flats by Dunbritton Housing Association has been completed. The remainder of the site is under offer with a recognised national housebuilder, Taylor Wimpey, following a competitive bidding process. The site is allocated for 109 homes in the Local Development Plan. A planning application by Taylor Wimpey, for the construction of 95 homes at the site was approved in November 2016 and marketing information relating to their development 'Hermitage Grange' appears on their website alongside the opportunity to express interest in buying a home.
- 1.5 A meeting took place between the Council and Taylor Wimpey in early August and technical discussions are now moving forward in a positive manner. A final position and conclusion of sale is now expected in the coming weeks.

52 + 52A Sinclair Street – Under Offer

- 1.6 The premises at 52A Sinclair Street are currently under lease to Gordons Chemist. Originally they requested to purchase this shop and the office next door at 52 Sinclair Street to allow them greater storage facilities. Gordons have now requested a new lease of 52A/52 Sinclair Street instead.
- 1.7 Gordons have been permitted a temporary licence to occupy number 52 and are currently using this part of the building for business storage. A new lease is currently being prepared to include 52 and 52A.
- 1.8 Missives are at a progressed stage and both parties have expressed a desire to conclude a contract as soon as possible. That is predicated on the purchaser producing a schedule of works to the fire hose tower that forms part of the subjects forming No. 52A and common repair works across the whole property. The schedule of works is to be agreed by the Council and is expected from the purchaser shortly for review.

1 East Princes Street / 48,50 Sinclair Street (former Municipal Buildings) – Under Offer

- 1.9 The property is currently under offer with Peckham's. All contractual matters are now understood to have been addressed to mutual satisfaction. The offer from Peckham's is subject to the purchaser obtaining a liquor licence, planning permission, and building warrant. In regard to the liquor licence, they have been granted a provisional licence at the April 2017 Licensing Board. Whilst a licence confirmation (full licence) has not yet been applied for this is a delegated matter and can be processed in a matter of days. Planning permission was also granted in November 2016. The building warrant is the only outstanding matter and we have confirmed that Peckham's take possession of the building 28 days after issue of the warrant.
- 1.10 The building warrant is progressing and there has been a partial submission of drawings, however, further details are still awaited from the purchaser to allow consultation with the Scottish Fire and Rescue Service. Peckham's have had specialist fire and building engineers assessing the

building in July and August and we are expecting the completion of their building warrant submission by end of September. We will continue to liaise closely with the purchaser in regard to completion by them of the building warrant process.

Scotcourt House – Under Offer (missives concluded)

- 1.11 Scotcourt House is former Council office premises located at 45 West Princes Street & 31 James Street, Helensburgh. The property comprises the ground floor office premises within a 3 storey building with 2 floors of residential flats above that are not owned by the Council and not subject of this proposed sale. The building has two frontages onto West Princes Street and onto James Street respectively. The offices extend throughout the whole of the ground floor and can be either occupied as a whole or two separate suites of offices with a shared toilet and rest room. There is no car parking.
- 1.12 The property was originally marketed in 2015 without success and was re-marketed in 2016.
- 1.13 The successful bid to purchase the property was made by a local business to support their growth. A completion date was originally set for late April 2017 however at that time water ingress was identified by the prospective purchaser and Council staff. This has led to further investigation and assessment work with the building factor and calling upon insurers as the source of the water ingress was unclear. Works to rectify the water damage and fix the ingress have now been agreed and the purchasers have proposed a completion date of 20th September 2017. There is close and positive liaison with the purchaser and an earlier completion / entry date could be achieved.

Unit 1 Ferry Road Rosneath – Under Offer

- 1.14 The sale of Unit 1 is progressing. A number of matters have been addressed with the purchaser. The Council considers there to be no impediment to the sale of Unit 1 to the current occupier.
- 1.15 Estates are liaising with Governance and Law to take steps to ensure that the sale is brought to an early conclusion. In the event that the purchase is not progressed timeously by the purchaser consideration will be given to withdrawing from the transaction.
- 1.16 Property Development and Estates are pursuing the removal of the storage container situated in the rear car park and partially used by the occupant of Unit 1.

Unit 2 Ferry Road Rosneath – SOLD

- 1.17 The sale is progressing. Missives have been concluded with the prospective purchasers and an entry date and completion have been agreed for 6 September 2017. This property is now sold.

Former Marriage Rooms, 25 West King Street – Under Offer

- 1.18 The subjects were previously marketed in 2015. A number of bids were made for this property with the successful offer being made by a local care company.
- 1.19 Formal correspondence was issued by Legal Services to the prospective purchaser in the latter part of 2016 and there was subsequent correspondence on a number of preliminary points. Missives have not yet been concluded. Notably planning permission, on which the sale is conditional, has not been submitted and the purchaser has only recently commenced enquiries with planning in that regard. Despite several prompts, over a number of months, the prospective purchaser has still not submitted a planning application to progress the sale. A letter has been recently received (13th September 2017) from the purchasers solicitor stating that they are committed to the sale.
- 1.20 Estates are liaising with Governance and Law to require the purchaser to complete the purchase. Should this fail the purchaser will be advised that negotiations are at an end and the property would then be remarketed.

Hermitage Park Depot, Sinclair Street – For Sale

- 1.21 This amenity services depot and associated workshop, cottage and greenhouse adjacent to Hermitage Park was vacated earlier this year by operational staff and has been declared surplus to operational requirements. The site is fully marketed on the Council's website and 'For Sale' signs have been erected on the site.
- 1.22 We have already received some 21 enquiries, confirmed several viewings and sent out schedules / particulars to parties from a wide interest range. Site particulars note that the site may be suitable for a commercial or residential development with vehicle access off Sinclair Street.
- 1.23 The site has been marketed in Commercial Property monthly in May 2017 and discussions are ongoing with an adjacent landowner in terms of a mutual right of access which we seek to conclude prior to any closing date being set.

Old School House (Rainbow Centre), School Road, Kilcreggan – SOLD

- 1.24 Missives have recently been concluded with the purchaser and an entry date has been agreed for the 15th September 2017. Property is now sold.

1 West Clyde Street, Former Mariners Public House Site - Purchase

- 4.24 The former Mariners site sits on the corner of the Helensburgh Pierhead site and is currently owned by Sainsbury's. It is currently used as unmanaged parking. Following discussions with Sainsbury's they confirmed they were looking to divest their property portfolio of a number of sites including the former Mariners site.
- 4.25 On 17 August 2017 the Policy and Resources Committee agreed to engage with Sainsbury's again and set a maximum price for Officers to try and secure the site to allow maximum flexibility in progressing the construction phase and the final design of the Helensburgh Waterfront and removing the risk of third party ownership.

4.26 The Council’s Estates team have now negotiated a purchase, in principle, with Sainsbury’s and are liaising with Legal Services to conclude that as soon as possible.

5. IMPLICATIONS

5.1 The implications are as outlined in the table below.

Table 4.1: Implications	
Policy	None
Financial	Continue to pursue sale or lease of properties that shall generate financial income to Council
Legal	All property transactions are being progressed with close liaison between the PDET and Legal Services.
HR	None
Equalities	None
Risk	None
Customer Service	None

Douglas Hendry, Executive Director of Customer Services,

14th September 2017

For further information contact:

David Logan, Special Projects and Quality Improvement Manager, 01546 604322

Ross McLaughlin, Property Development Manager, 01436 658914

Policy Lead – Rory Colville

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

21 September 2017

Request from Helensburgh Heritage Trust – Bonar Law House

1.0 EXECUTIVE SUMMARY

- 1.1 The Council have received a request from the Helensburgh Heritage Trust to consider the naming of the former Janitor's House at the Helensburgh and Lomond Civic Centre. The Trust have suggested that the house should be named "Bonar Law House" and have requested that if this was agreed that a plaque is placed on the building.
- 1.2 The Area Committee is asked to consider the request from the Helensburgh Heritage Trust to name the former Janitor's House at the Helensburgh and Lomond Civic Centre as "Bonar Law House".

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

21 September 2017

Request from Helensburgh Heritage Trust – Bonar Law House

2.0 INTRODUCTION

2.1 This report provides detail on the request from the Helensburgh Heritage Trust in relation to the naming of the former Janitor's House at the Helensburgh and Lomond Civic Centre.

3.0 RECOMMENDATIONS

3.1 The Area Committee is asked to consider the request from the Helensburgh Heritage Trust to name the former Janitor's House at the Helensburgh and Lomond Civic Centre as "Bonar Law House".

4.0 DETAIL

4.1 Helensburgh Heritage Trust have approached the Council to ask that consideration is given to naming the former Janitor's House at the Helensburgh and Lomond Civic Centre as "Bonar Law House".

4.2 Andrew Bonar Law was born in Canada in 1858, his mother being a member of the Kidston family who have played an important part in the history of Helensburgh. At the age of 12 when his father remarried he came to Scotland to live with his mother's Kidston cousins in Helensburgh. Following his marriage he set up home in "Seabank", 40 East Clyde Street, which was located to the west of the new part of the Helensburgh and Lomond Civic Centre. The house had belonged to his aunt, Janet Kidston but was given to him at the time of his marriage – he lived there for 5 years before moving to a bigger house in Helensburgh. Seabank was demolished in the 1950's and in 2015 that site became the car park of the Civic Centre.

4.3 Following a family inheritance from one of the Kidstons he went into politics. In 1911 he won the leadership of the Conservative party and was involved in the Coalition Government formed in 1915 under Prime Minister Lloyd George. He latterly became Prime Minister at the age of 64, and is the shortest serving Prime Minister of the 20th century and also to date the only one to be born outside of the United Kingdom.

4.4 The Heritage Trust have asked that given the historical tie that former Prime Minister Andrew Bonar Law had to Helensburgh and the proximity of his first family home to the Civic Centre, that consideration is given to the naming of the former Janitor;'s House as "Bonar Law House".

4.5 Officers from Planning have advised that this change could be treated as "de minimis" and as such it would be acceptable for a plaque to be erected on the building if agreed by the Area Committee.

5.0 CONCLUSION

5.1 Given the historical ties to Helensburgh and in particular to the site of the Helensburgh and Lomond Civic Centre, the Area Committee is asked to give consideration to the naming of the former Janitor's House as "Bonar Law House".

6.0 IMPLICATIONS

6.1 Policy – none

6.2 Financial – there will be a cost for a plaque if this is agreed, the cost of this can be met from existing budgets.

6.3 Legal – none

6.4 HR – none

6.5 Equalities – none

6.6 Risk – none

6.7 Customer Service – none

Executive Director of Customer Services

Policy Lead – Councillor Rory Colville

7th September 2017

For further information contact: Shona Barton, Area Committee Manager

Tel: (01436) 657605

APPENDICES

none

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ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

21 September 2017

Area Committee – Meet the Community Meetings

1.0 EXECUTIVE SUMMARY

- 1.1 Following the Area Committee meeting in June 2017, Members discussed the idea of holding “Meet the Community” sessions across the Helensburgh and Lomond Area. This report provides an update on the responses received following the letter that was issued in July 2017.
- 1.2 The Area Committee is asked to consider the responses received and agree if they wish to proceed with the “Meet the Community” initiative.

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

21 September 2017

Area Committee – Meet the Community Meetings

2.0 INTRODUCTION

2.1 Following the Area Committee meeting in June 2017, Members discussed the idea of holding “Meet the Community” sessions across the Helensburgh and Lomond Area. This report provides an update on the responses received following the letter that was issued in July 2017.

3.0 RECOMMENDATIONS

3.1 The Area Committee is asked to consider the responses received and agree if they wish to proceed with the “Meet the Community” initiative.

4.0 DETAIL

4.1 Following the discussion at the Area Committee meeting in June 2017, the Area Committee Manager was tasked with preparing a letter which could be sent out across Helensburgh and Lomond to gauge interest from the community. The letter was subsequently agreed by the Chair and Vice-Chair of the Area Committee.

4.2 The letter and a proforma (copy attached as Appendix 1) was sent to the following organisations:-

All Community Councils in the Helensburgh and Lomond Area
Helensburgh and Lomond Chamber of Commerce
Luss and Arden Community Trust
Kirkmichael Community Development Group
Cove and Kilcreggan Youth Café
British Legion
Round Table
Three Villages Hall
Arrochar Development Trust

A copy of the letter was also posted on the Cove and Kilcreggan Community Facebook page and there was a brief article about the initiative in the Helensburgh Advertiser and on their Facebook page.

The letter was also sent to the Third Sector Interface and it was circulated via

their mailing list.

4.3 The responses to the letter are detailed below:

Name/Organisation	Areas of interest	Preferred venue
Local resident, Kilcreggan	Laybys on Barbour Road, vegetation on Barbour Road	Cove Burgh Hall
Local resident, Kilcreggan	Lack of passing places on Barbour Road – concern over motorists passing cyclists on the road	Cove Burgh Hall
Ardencaple Football Club	In 2018, Ardencaple FC will be 50 years old. Would the Council be interested in helping fund events to celebrate this.	Anywhere
Cove and Kilcreggan Youth Café	Interested in looking at the former Rainbow Centre premises.	No preference given
Helensburgh Community Council	More than willing to meet the Councillors,	Helensburgh
Helensburgh and Lomond Chamber of Commerce	To discuss the Summer Festival. Also areas of concern – ongoing CHORD points, parking, Maritime Change Plan, Pierhead project and Colquhoun Square Events space.	Helensburgh
Arrochar and Tarbet Community Council	Unsure what the letter was about.	
Rhu and Shandon Community Council	Unsure how these meetings fit with role of Community Councils.	

The majority of the respondents have also indicated that they would like to talk about priorities for their local area.

5.0 CONCLUSION

5.1 This report provides the Area Committee with a summary of the responses received to the Meet the Community Letter for consideration.

6.0 IMPLICATIONS

- 6.1 Policy – none
- 6.2 Financial – none at present
- 6.3 Legal - none
- 6.4 HR – none
- 6.5 Equalities – none
- 6.6 Risk – none
- 6.7 Customer Service – none

Executive Director of Customer Services

29 August 2017

For further information contact: Shona Barton, Area Committee Manager
Tel: (01436) 657605

APPENDICES

Appendix 1 - Meet the Community Letter and Proforma



Customer Services

Executive Director: Douglas Hendry

Governance and Law
Argyll and Bute Council
Helensburgh and Lomond Civic Centre
38 East Clyde Street
Helensburgh G84 7PG
Shona.barton@argyll-bute.gov.uk
Direct No: 01436 657605
Date: 6 July 2017

Dear Sir/Madam,

The Helensburgh and Lomond Area Committee of Argyll and Bute Council is hoping to trial an idea in the coming months whereby the local Councillors will hold meetings in the local areas with a view to meeting their local communities.

These meetings will provide an opportunity for local community groups to come along and engage with the local Councillors to advise on local initiatives and also to consult with them on projects that are being worked on. It will also provide a platform for groups to discuss what they see are the local priorities for their area, and to hear from the local Councillors who will be able to provide information from the Argyll and Bute Council perspective.

It is proposed that meetings will be held throughout the year, with locations to be across the Helensburgh and Lomond area with the first meeting hopefully taking place in October 2017.

In the first instance, I am contacting local groups to see if you would be interested in attending such a meeting, and dependent on response will look to schedule the first meeting in an appropriate location.

If your group has a project or initiative or indeed would just like to come along to meet your local Councillor to discuss the priorities for your local area, then please return the attached form by **Friday 18th August 2017**. I would also be grateful if you could share this invitation as widely as possible – I am writing to a wide range of groups but appreciate that I may not have managed to make contact with everyone.

Yours faithfully

A handwritten signature in blue ink that reads 'Shona Barton'.

Shona Barton
Area Committee Manager



Helensburgh and Lomond Area Committee – Meet the community

Name of Organisation/Group

Contact Name and address

E-mail

Do you have a project you would like to present/talk about (please give details below)

Would you like to talk about the priorities for the local area YES/NO (please circle)

What would be your preferred location for a meeting?

Any other comments:-

Please return to:

Shona Barton, Area Committee Manager, Helensburgh and Lomond Civic Centre, 38 East Clyde Street, Helensburgh G84 7PG shona.barton@argyll-bute.gov.uk

By 18th August 2017

Helensburgh and Lomond Area Committee Workplan 2017-18

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
September 2017 Meeting					
21 September 2017	Argyll and Bute Council's supporting Communities Fund	Community Services Rona Gold	Annual – monitoring report		Monitoring of Grants awarded
21 September 2017	Performance Review – Area Scorecard	Improvement and HR	Quarterly reporting of Area Scorecard performance		
21 September 2017	Helensburgh Park and Ride	Strategic Transportation Colin Young	Update report		One off report providing update to Members
21 September 2017	Property Updates	Estates Ross McLaughlin	Regular updates		Update on surplus properties in Helensburgh and Lomond
21 September 2017	Helensburgh Waterfront Project	Regeneration Team Andrew Collins John Gordon	Regular updates		Regular updates to Area Committee on progress of Helensburgh Waterfront project

Helensburgh and Lomond Area Committee Workplan 2017-18

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
21 September 2017	Helensburgh to Cardross Cycleway	Strategic Transportation Colin Young	Regular updates		Regular updates on progress with Helensburgh to Cardross Cycleway
21 September 2017	Helensburgh and Lomond Area Committee – Meet the Community	Governance and Law Shona Barton	One off report on the Meet the Community initiative		
21 September 2017	James Street Community Garden – Update	Mark Calder, Roads Transformation	One off report		
21 September 2017	H&L Festive Lighting 2017	Mark Calder, Roads Transformation	One off report		
21 September 2017	Request from Helensburgh Heritage Trust – Bonar Law House	Shona Barton, Governance and Law	One off report		
December 2017 Meeting					
21 December 2017	Property Updates	Estates Ross McLaughlin	Regular updates		Update on surplus properties in Helensburgh and Lomond
21 December 2017	Helensburgh Waterfront Project	Regeneration Team	Regular updates		Regular updates to Area Committee

Helensburgh and Lomond Area Committee Workplan 2017-18

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
		Andrew Collins John Gordon			on progress of Helensburgh Waterfront project
21 December 2017	Helensburgh to Cardross Cycleway	Strategic Transportation Colin Young	Regular updates		Regular updates on progress with Helensburgh to Cardross Cycleway
21 December 2017	Performance Review – Area Scorecard	Improvement and HR	Quarterly reporting of Area Scorecard performance		
	Secondary School Reports	Education Anne Paterson/ Louise Connor	Annual report on Hermitage Academy		
Future Items					
	Primary School Reports	Education Anne Paterson/ Wendy Brownlie	Annual report on Primary Schools in Helensburgh and Lomond		
	Hermitage Academy – Curriculum Review	Education Anne Paterson/ Louise Connor	Update on progress		

Helensburgh and Lomond Area Committee Workplan 2017-18

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
	Helensburgh Shopfronts	Economic Development Andrew Collins	Update report		
	H & L Economic Development Action Plan (EDAP)	Economic Development Ishabel Bremner	Regular updates and annual refresh of Plan		Annual update on progress of EDAP (Timetable of reporting to be agreed)