



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

Kilmory, Lochgilphead, PA31 8RT
Tel: 01546 602127 Fax: 01546 604435
DX 599700 LOCHGILPHEAD
6 June 2017

NOTICE OF MEETING

A meeting of the **HELENSBURGH & LOMOND AREA COMMITTEE** will be held in the **MARRIAGE ROOM, HELENSBURGH AND LOMOND CIVIC CENTRE, HELENSBURGH** on **TUESDAY, 13 JUNE 2017 at 10:00 AM**, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **MINUTE OF THE HELENSBURGH AND LOMOND AREA COMMITTEE MEETING HELD ON 11 APRIL 2017** (Pages 1 - 8)
4. **PUBLIC QUESTION TIME**
5. **2017-18 AREA COMMITTEE DATES ETC** (Pages 9 - 12)
Report by Executive Director of Customer Services
6. **APPOINTMENTS TO OUTSIDE ORGANISATIONS** (Pages 13 - 18)
Report by Executive Director of Customer Services
7. **REQUEST FROM TWINNING ASSOCIATION** (Pages 19 - 24)
Report by Executive Director of Customer Services
8. **PROPERTY UPDATE** (Pages 25 - 30)
Report by Executive Director of Customer Services
9. **HELENSBURGH, CARDROSS AND DUMBARTON CYCLEWAY UPDATE** (Pages 31 - 36)
Report by Executive Director of Development and Infrastructure Services

10. HELENSBURGH WATERFRONT UPDATE (TO FOLLOW)

Report by Executive Director of Development and Infrastructure Services

Helensburgh & Lomond Area Committee

Councillor Ellen Morton (Chair)

Councillor Barbara Morgan (Vice Chair)

Shona Barton, Area Committee Manager

Contact: Lynsey Innis, Senior Area Committee Assistant; Tel: 01546 604338

**MINUTES of MEETING of HELENSBURGH & LOMOND AREA COMMITTEE held
in the MARRIAGE ROOM, HELENSBURGH AND LOMOND CIVIC CENTRE,
HELENSBURGH
on TUESDAY, 11 APRIL 2017**

Present: Councillor Gary Mulvaney(Chair)

Councillor Ellen Morton	Councillor Aileen Morton
Councillor Maurice Corry	Councillor Vivien Dance
Councillor Robert G MacIntyre	Councillor David Kinniburgh
Councillor Richard Trail	Councillor George Freeman

Attending: Shona Barton – Area Committee Manager
Wendy Brownlie – Education Officer
Rona Gold – Community Planning Manager
Kevin McIntosh – Contracts Manager
John Gordon – Programme Manager – CHORD – By Lync
Ross McLaughlin – Property Development Manager

1. APOLOGIES

Apologies for absence were intimated on behalf of the following:-

Councillor James Robb

2. VALEDICTORY REMARKS

Councillor Mulvaney, Chair of the Area Committee wished to thank all officers who have supported members in their roles during the life of this council. He noted that there are some members whom are retiring and won't be returning; there may be others whom the electorate decide will not be here on 5th May. Whatever the outcome, he wished them all well for the future. He stated that it had been a privilege to have been Area Chair, a role that in the last term he had shared with Cllr Robb and Cllr Trail. As a matter of record, the overwhelming majority of our committee decisions had been unanimous and in the instances where we have disagreed, we have made the decision, moved on and often in a spirit of good grace, humour and wit. He concluded by thanking all members for their public service.

The Chair also highlighted that this was the last meeting for Theresa McLetchie, Senior Area Committee Assistant who was leaving the Council to take early retirement. He outlined Theresa's career with the Council and her varied roles within Governance and Law. The Committee wished Theresa well and showed their appreciation with a round of applause.

3. DECLARATIONS OF INTEREST

Councillor MacIntyre declared a non-financial interest in relation to the Supporting Communities Fund application received from Rosneath Highland Games due to his involvement as Chairman.

Councillor Dance declared a non-financial interest in relation to the Supporting Communities Fund applications received from Friends of the Victoria Hall, Helensburgh and District Access Trust and Helensburgh Savoy Musical Theatre Club due to her involvement as a member and patron, she left the room and took no part in the discussion of these items which are dealt with at Item 8 of this Minute.

Councillor Corry declared a non-financial interest in relation to the Supporting Communities Fund applications received from Helensburgh and District Royal British Legion Scotland and from Project 81 Youth and Community Enterprise Limited, he left the room and took no part in the discussion of these items which are dealt with at Item 8 of this Minute.

Councillor Aileen Morton declared a non-financial interest in relation to the Supporting Communities Fund applications received from Helensburgh and District Access Trust as a Council appointee. She claimed the benefit of the dispensation contained at Section 5.18 (2) (i) of the Standards Commission's Guidance Note dated March 2016 to enable her to speak and vote.

4. MINUTES

(a) **Minutes of previous Helensburgh and Lomond Area Committee meeting held on 14 February 2017.**

The Minute of the meeting held on 14 February 2017 was approved as a true record, subject to the following amendment

5. PUBLIC QUESTION TIME

Ian Chatton, a resident from Shandon highlighted concerns in regards to the condition of the old A814 road with particular reference to the detriment to footpaths and the designated cycle path in Shandon which become water logged due to existing pot holes and drainage issues. He asked for clarification in relation to how decisions are made in relation to maintenance and how it is decided what goes into the maintenance programme

He also drew attention to the recent work at the two bus stops on the A814 in Shandon. There were no dropped kerbs at these bus stops to assist with disabled access and he requested that work be undertaken to remediate this.

The Contracts Manager explained that there was an inspection regime in place which determined priorities on roads across Argyll and Bute. He agreed to investigate the issues raised.

There were no further questions submitted.

6. PRIMARY SCHOOLS - PERFORMANCE AND ATTAINMENT

The Committee considered a report which presented a range of key information on the schools in the local area and highlighted some of the range of activities which pupils have been involved in during the session 2016-17.

Decision

Members agreed to note the report.

(Reference: Report by Acting Executive Director – Community Services, dated 11 April 2017, submitted).

7. AREA SCORECARD - FQ3

The Committee considered a report which presented the Area Scorecard, with exceptional performance for Financial Quarter 3 of 2016-17 (October - December 2016).

The Chair commended the work, delivery of information and enthusiasm shown by David Clements at meetings and thanked him on behalf of the Helensburgh and Lomond Area Committee. The committee passed on their best wishes for his early retirement.

Decision

Members agreed to note the report.

(Reference: Report by Executive Director – Customer Services, dated 11 April 2017, submitted).

8. ROAD ISSUES - FQ3

The Committee considered a report which advised Members of the roads revenue budget position at the end of the 3rd Quarter of financial year 2016/17. It also provided a commentary of the main operational activities undertaken in the quarter.

Decision:

Members agreed to note the report.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 11 April 2017, submitted).

Councillor MacIntyre left the meeting at 7.35p.m.

9. ARGYLL AND BUTE COUNCIL'S SUPPORTING COMMUNITIES FUND

The Committee considered a report which detailed recommendations for the award of the Supporting Communities Fund (previously Third Sector Grants) to Third Sector organisations for Helensburgh and Lomond.

Councillor Dance and Councillor Corry left the meeting during discussion of the applications that they had declared an interest in.

Motion

That the Area Committee approve the recommendations as outlined in the report.

Moved by Councillor Mulvaney, seconded Councillor Ellen Morton

Amendment

To approve the recommendations in the report, but that no award is made to the application received from *Welcome in* and that the awards to both *Helensburgh and Lomond Highland Games* and *Rosneath Peninsula Highland Gathering* are increased by £1000.00 each.

Moved by Councillor Freeman, seconded by Councillor Dance.

Decision

Following a show of hands vote, the Motion was carried by 5 votes to 3 with the decision as follows:

The 24 organisations listed below are awarded funding from the Supporting Communities Fund budget, totalling £28,375.

Ref No	Organisation	Grant 15/16	Grant 16/17	Total Project Cost	Amount Requested	Recommendation 2017	Amount awarded	
1	Argyll & Bute Youth Forum	£250	n/a	£5,550	£694	£310.80	£310.80	
2	Argyll & Bute TSI (Helensburgh Office)	New	New	£5,060	£2,530	£1,184.00	£1,184.00	
3	Arrochar and Tarbet Senior Citizens Welfare Committee	£540	n/a	£1,534	£767	£368.16	£368.16	
4	Arrochar, Tarbet and Ardlui Community Council	New	New	£340	£170	£85	£85.00	
5	Bicentenary Pipe Band Championships *	£4,000	£3,000	£8,500	£4,000	£1,920	£1,920.00	
6	Cove and Kilcreggan Lunch Club	£750	£1,292	£2,938	£1,338	£856.32	£856.32	
7	Cove and Kilcreggan Youth Café	£750	n/a	£4,000	£2,000	£880	£880.00	
8	Dumbarton and District Branch – MS Society	£2,000	n/a	£2,920	£1,460	£642.40	£642.40	
9	Friends of the Victoria Hall *	New	New	£6,150	£2,900	£2,320	£2,320.00	
10	Helensburgh and District Access Trust	New	New	£3,350	£1,600	£1,120	£1,120.00	
11	Helensburgh and District Branch of Enable	n/a	n/a	£3,000	£1,500	£1,050	£1,050.00	
12	Helensburgh and District Royal British Legion Scotland *	n/a	n/a	£700	£350	£192.50	£192.50	
13	Helensburgh and Lomond Autism	£768	£1,973	£1,336	£668	£320.64	£320.64	
14	Helensburgh and Lomond Carers SCIO	New	New	£12,682.24	£1,550	£930	£930.00	
15	Helensburgh and Lomond Foodbank	£1,655	£1,500	£795	£397	£254.08	£254.08	
16	Helensburgh and Lomond Highland Games *	£4,000	n/a	£28,930	£4,000	£1,760	£1,760.00	
17	Helensburgh Community Council	New	New	£2,000	£1,000	£600	£600.00	
18	Helensburgh Music Society	£2,000	£2,000	£9,850	£2,000	£960	£960.00	
19	Helensburgh Savoy Musical Theatre Club	£600	£780	£12,450	£1,000	£440	£440.00	
20	Helensburgh Tree Conservation Trust	n/a	£3,255	£2,160	£1,080	£757.39	£757.39	
21	Project 81 Youth and Community Enterprise Ltd	n/a	£3,984	£7,332	£3,666	£2,346.24	£2,346.24	
22	Rhu and Shandon Community Council	New	New	£12,000	£4,000	£3,420	£3,420.00	
23	Rosneath Peninsula Highland Gathering *	£4,000	£3,000	£16,400	£3,000	£1,680	£1,680.00	
24	Welcome In	New	New	£15,734.12	£3,977.44	£3,977.47	£3,977.47	
		Total available to spend					£28,375.00	
		Total recommended					£28,375.00	

- 2.2 Repeat applicants are subject to a 20% reduction on the previous year's allocation. This is to reduce applicants' dependency on Council grants and encourage fundraising and income generation initiatives.
- 2.3 Where possible, and if appropriate, new applicants should receive all or most of the amount requested (up to 50% total project costs).
- 2.4 Grants will only be awarded funding on receipt of the correct paperwork and an End of Project monitoring form (if a grant was awarded in previous year).

(Reference: Report by Executive Director – Community Services, dated 11 April 2017, submitted).

10. HELENSBURGH OUTDOOR MUSEUM - ARTS STRATEGY FUND

The Committee considered a report which enabled Members to input into the development of the arts strategy fund for the future development of the town's award winning Outdoor Museum.

Decision:

Members agreed:-

1. To note the contents of the report; and to approve the principles set out at section 5.4 to 5.14 of the report; and
2. That the wording at 5.6 be amended – That the maximum funding contribution to be made in respect of any single application will be 50% (up to a maximum of £3,000) incurred in developing, fabricating / producing and installing the art work.

(Ref: Report by Executive Director – Development and Infrastructure Services, dated 11 April, 2017, submitted).

The Area Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the press and public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 9 respectively of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

E1 11. ***PROPERTY DEVELOPMENT & ESTATES - ARGYLL COLLEGE**

The Committee considered a report from the Property Development Manager.

Decision:

Members agreed to the recommendations contained at 2.1.1 and 2.1.2 of the report.

(Ref: Report by Executive Director – Customer Services, dated 11 April, 2017, submitted).

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL**HELENSBURGH AND LOMOND AREA
COMMITTEE****CUSTOMER SERVICES****13 JUNE 2017**

2017-18 AREA COMMITTEE DATES, ETC.

1.0 SUMMARY

This report outlines scheduled meetings in the Helensburgh and Lomond area from August 2017 to July 2018.

2.0 RECOMMENDATIONS

2.1 Members are asked to:-

(1) Agree the cycle of Area Committee meetings as detailed in the attached Appendix.

3.0 DETAIL

3.1 The Council at its inaugural meeting considered and agreed a programme of meetings from to July 2018.

3.2 Following consultation with the Chair of the Area Committee, the following dates for meetings of the Helensburgh and Lomond Area Committee have been suggested:-

Thursday 21st September 2017;
Thursday 21st December 2017;
Thursday 22nd March 2018; and
Thursday 21st June 2018.

These dates, if agreed, will be reported to Council at the meeting scheduled to take place on 29th June 2017 as they are a departure from the schedule which was agreed at the inaugural meeting. Pre-agenda briefings will take place two weeks before the Area Committee meeting.

3.3 The appended programme of meetings also sets out for Members' information planned dates for the Helensburgh and Lomond Area Community Planning Group.

3.4 It should be noted that Standing Order 20.2 makes provision for the Chair of a

Committee (or in whose absence the Vice-Chair) for good cause to cancel or alter the date, time or place for a meeting but not after the summons for the meeting has been issued, and also that the Chair (or in whose absence the Vice-Chair) may call a meeting of the Committee on dates in addition to those already decided by Council.

4.0 CONCLUSION

4.1 The Area Committee are invited to consider and endorse the programme of meetings attached as Appendix 1.

5.0 IMPLICATIONS

5.1	Policy	None
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

Executive Director of Customer Services

5 June 2017

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

APPENDICES

Helensburgh and Lomond Programme of Meetings – Appendix 1

HELENSBURGH AND LOMOND PROGRAMME OF MEETINGS 2017/2018

Reports to Governance and Law	Pre Agenda Pack Issue	Pre- Agenda Briefing	Agenda Issue	AREA COMMITTEE	Venue	Start time
Friday 25 th August 2017	Wednesday 30 th August 2017	Wednesday 6 th September 2017	Thursday 14 th September 2017	Thursday 21 st September 2017	Marriage Room Civic Centre	10.00am
Friday 24 th November 2017	Wednesday 29 th November 2017	Wednesday 6 th December 2017	Thursday 14 th December 2017	Thursday 21 st December 2017	Marriage Room Civic Centre	10.00am
Friday 23 rd February 2018	Wednesday 28 th February 2018	Wednesday 7 th March 2018	Thursday 15 th March 2018	Thursday 22 nd March 2018	Marriage Room Civic Centre	10.00am
Friday 25 th May 2018	Wednesday 30 th May 2018	Wednesday 6 th June 2018	Thursday 14 th June 2018	Thursday 21 st June 2018	Marriage Room Civic Centre	10.00am

Call Out Email	Front Sheet Agenda Issue	Full Pack Agenda Issue	CPG	Venue	Start time
Thursday 31 st August 2017	Thursday 14 th September 2017	Thursday 5 th October 2017	Thursday 12 th October 2017	Marriage Room Civic Centre	10:00am
Thursday 21 st December 2017	Thursday 11 th January 2018	Thursday 1 st February 2018	Thursday 8 th February 2018	Marriage Room Civic Centre	10:00am
Thursday 30 th March 2018	Thursday 12 th April 2018	Thursday 3 rd May 2018	Thursday 10 th May 2018	Marriage Room Civic Centre	10:00am

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

13 June 2017

Appointments to Outside Organisations

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to consider appointments to local bodies/organisations within the Helensburgh and Lomond area.
- 1.2 The Area Committee is asked to consider making appointments to those bodies/organisations listed in Appendix 1 to the report.

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

13 June 2017

Appointments to Outside Organisations

2.0 INTRODUCTION

2.1 Following the Council meeting held on 18th May, this report takes forward the decision of Council that the Area Governance Manager submit a report to the first meetings of the Area Committees with details of all area based appointments to outside bodies and organisations.

3.0 RECOMMENDATIONS

3.1 The Area Committee is asked to consider making appointments to those bodies/organisations listed in Appendix 1 to the report.

4.0 DETAIL

4.1 The Council at the meeting held on 18th May 2017 made a number of appointments to outside bodies/organisations within Argyll and Bute and instructed the Area Governance Manager to submit a report to the first meeting of the Helensburgh and Lomond Area Committee with details of area based outside organisations which the Committee may wish to make appointments to.

4.2 Area Committee staff undertook an exercise in April 2017 to identify outside bodies and organisations in the Helensburgh and Lomond area which would like to have an Elected Member representative nomination. The table at Appendix 1 provides information on those organisations and their request for Elected Member representation. Members of the Area Committee are asked to consider making appointments to the organisations listed.

5.0 CONCLUSION

5.1 The Council agreed at the meeting on 18th May that a report should be submitted to the first Area Committee meetings providing details of area based outside bodies and organisations who had requested that they have Elected Member representation. This report provides that information and follows an exercise which was undertaken by Governance staff in April 2017.

6.0 IMPLICATIONS

6.1 Policy – none

6.2 Financial - there will be costs incurred in terms of Members attending these meetings.

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

19th May 2017

For further information contact: Shirley MacLeod, Area Governance Manager
Tel: (01369) 707134

APPENDICES

Appendix 1 – Table listing outside bodies/organisations which have requested Elected Member representation.

Appendix 1

Organisation	Purpose	Elected Member	Essential/Desirable	Term of Appointment
Cardross Trust	To support worthy causes which improve the quality of life of the Cardross village inhabitants.	1 Elected Member (Historically from Ward 11)	Essential	Till next Local Government Elections
Argyll Community Housing Association (ACHA) Local Area Committee	Registered Social Landlord providing housing in the Helensburgh and Lomond area.	1 Elected Member representative	Essential	Till next Local Government Elections
Dunbritton Housing Association	Registered Social Landlord providing housing in the Helensburgh and Lomond area	1 Elected Member representative	Essential	Till next Local Government Elections
Dunbartonshire Educational Trust	Responsible for the distribution of grants to young people over 16 in further or higher education who live in the former county area of Dumbarton district.	1 Elected Member Governor	Essential	Appointed for a period of 4 years.
Helensburgh and Lomond Area Community Planning Group	Responsible for local Community Planning, reporting to the CPP Management Committee.	3 Elected Members (ideally to reflect the geographical spread of the area) – Historically the Chair and Vice Chair of the Area Committee have been appointed and 1 Member from the other ward not represented.	Essential	Till next Local Government Elections

Organisation	Purpose	Elected Member	Essential/Desirable	Term of Appointment
Duchess Woods Local Nature Reserve Committee	Partnership Committee which is responsible for the management of the Duchess Woods Local Nature Reserve. Has membership from Argyll and Bute Council, Luss Estates, Lomond School and the Friends of the Duchess Woods.	1 Elected Member	Essential	Till next Local Government Elections
Education MOD Funding Steering Group	The Funding Steering Group was set up in April 2012 following a successful bid to the support fund for schools with service children. The Steering Group meets 3 times per year and facilitates partnerships between stakeholders and the Education Service. The Steering Group is also responsible for drafting and placing further bids to the Support Fund for Schools with Service Children and identifying and adopting emerging good practice across the UK.	2 Elected Members	Essential	Till next Local Government Elections
Helensburgh and Lomond Locality Group Planning Group	Locality Group set up by the Argyll and Bute Health and Social Care Partnership responsible for planning the delivery of local health and social care services.	1 Elected Member	Essential	Till next Local Government Elections

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

13 June 2017

**REQUEST FOR FINANCIAL ASSISTANCE HELENSBURGH AND DISTRICT
TWINNING ASSOCIATION**

1.0 EXECUTIVE SUMMARY

This report provides information on 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 and asks Members of the Area Committee to agree to utilise the Twinning Budget for 2017/18.

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

Customer Services

13 December 2016

**REQUEST FOR FINANCIAL ASSISTANCE HELENSBURGH AND DISTRICT
TWINNING ASSOCIATION**

2.0 INTRODUCTION

- 2.1 A request for financial assistance from the Helensburgh and Lomond Area Committee Twinning Budget 2017/18 has been received from the Helensburgh and District Twinning Association which will assist with the costs of a visit from a delegation from Thouars scheduled to take place in July 2017.

3.0 RECOMMENDATIONS

- 3.1 Members are asked to agree to grant the sum of £833 from the Twinning Budget for 2017/18 towards the costs of the visit.

4.0 DETAIL

- 4.1 Helensburgh – Thouars Twinning Association was set up in 1983 with Dumbarton District Council to link the town of Thouars, France with Helensburgh. The Twinning Agreement was re-signed with Argyll and Bute Council in 1999.
- 4.2 The Argyll and Bute Council budget available for the Helensburgh and Lomond area for 2017/18 is £833 to financially support twinning initiatives.
- 4.3 The twinning between Helensburgh and Thouars has proven to be successful with visits between the two towns, which has assisted French and Scottish young people with work experience in another country and is of great benefit to those who are learning languages.
- 4.4 The Association wishes to promote the twinning links locally, with a specific emphasis on increasing the number of young people and young families who participate in the twinning links.

- 4.5 A delegation from Thouars will be visiting Helensburgh in July 2017. A group of 57 will visit Helensburgh from 12th to 19th July 2017. The Twinning Committee will utilise the funding for a special event on Friday 14th July to commemorate Bastille Day and also to pay towards the hire of the Victoria Halls for a farewell dinner and a visit to Inveraray Highland Games. A letter outlining the request and further detail of the proposed visit is attached as Appendix 1 to this report.

5.0 CONCLUSION

- 5.1 The Twinning Association wishes to continue to promote links with Thouars and this would be assisted by the awarding of the grant to help with the costs of the visit in July 2017.

6.0 IMPLICATIONS

- 6.1 Policy - Consistent with the Council's policy of supporting twinning links between Helensburgh and Thouars.
- 6.2 Financial – utilises the Twinning Budget for Helensburgh and Lomond for 2017/18.
- 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 Robin Currie

5 June 2017

For further information contact: Shona Barton, Area Committee Manager

Telephone 01436 657605 - shona.barton@argyll-bute.gov.uk

Appendix 1 – letter from Helensburgh and District Twinning Association

This page is intentionally left blank



64 Campbell Street
Helensburgh
G84 9QW

Tel-01436 670724
debs.dennett123@btinternet.com

30th May 2017

FAO Mrs Shona Barton
Argyll & Bute Council

Dear Theresa,

The next visit of friends from our twin town of Thouars in France is now confirmed as the 12th to the 19th July and we are delighted that 57 visitors will be joining us in Helensburgh and maintaining our twinning link.

The Twinning Committee has arranged a varied and interesting programme of events to showcase Argyll and Bute to our visitors over the week and would ask members to consider supporting the cost of these events from the annual Twinning Budget. The cost of visits and transport is expensive given that we have a high number of visitors this time, for example to take our visitors on the Waverley from Helensburgh pier has meant an outlay of £1700 for tickets alone. All the funds raised by our group are only used to pay for the expenses of the visitors, all Helensburgh and Lomond families who host the visitors pay for their own expenses of any outing or event as well as providing accommodation and hospitality over the week.

We would ask members to specifically fund the cost of a special event this time, namely Bastille Day, Friday 14th July. Given the poignancy for the French of this special day in their annual celebrations following last year's terrorist attack we are holding a special church service followed by lunch and ceillidh in the evening. As always on this visit we also wish to hire the Victoria Hall for the farewell dinner and to visit Inveraray Highland Games on Tuesday 18th and the grant would be used to support transport to the event and admission for our visitors.

We are looking forward to the visit again this year and will ensure that there is time in the busy programme for shopping and eating in Helensburgh's new town centre, which has been completed since the last visit. Our committee would welcome the support of elected members in maintaining this twinning link and its associated costs.

I look forward to hearing from you.

Yours sincerely

Deborah Dennett
Secretary, Helensburgh and District Twinning Assoc.

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL

HELENSBURGH AND LOMOND
AREA COMMITTEE

CUSTOMER SERVICES

13 June 2017

PROPERTY UPDATE

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to provide the Area Committee with an update on the development and sale of properties in the committee 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 the Area Committee with an update on the development and sale of properties in the committee 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 – Advertised for sale

- 1.1 This is a large former Council Office building and substantial estate grounds. The property is allocated for Housing for 115 units and has been marketed as a development opportunity for over 1 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 to why interest is low; high development costs associated with topography & listed building, burn crossing, dilapidation of main house, 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.
- 1.2 Recently, an offer has been made by 1 organisation for a joint venture structure to deliver housing over a number of years – so not an outright sale where a capital receipt would be obtained immediately. Officers are currently assessing this offer, due to its relative complexity, risk/reward projections and seeking to negotiate the best terms possible. Officers have also been in direct dialogue with the Royal Navy to confirm future demand or alternative ways to deliver housing on the site given their growth programme and proximity of this site to HMNB Clyde.
- 1.3 The site shall continue to be marketed for sale and all offer's and opportunities assessed. The building has featured in 'The Mail on Sunday' as building of the week and is advertised in publication Commercial Property Monthly (May 2017).

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.

- 1.5 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 opportunity to express interest in buying a home.
- 1.6 There are technical discussions ongoing that require to be resolved relating to 'abnormal costs' for ground remediation that need to be concluded before the sale is completed. The outcome of these discussions may have a material impact on the expected return for the proposed sale. These technical discussions are at an advanced stage. Opportunity also exists to dispose of more land that is currently leased to a tenant of the Council and this is being discussed with the stakeholders.

52 + 52A Sinclair Street – Under Offer

- 1.7 The premises at 52A Sinclair Street are currently under lease to Gordon's Chemist. Originally they requested to acquire this shop and the office next door at 52 Sinclair Street to allow them greater storage facilities. Gordon's have now requested a lease renewal/ new lease of 52A/52 Sinclair Street due to concerns over hose tower which forms part of subjects of lease. They have recently provided information in regard to a survey which has highlighted repairs required to the hose tower. They have been requested to provide further information in regard to their proposals for remedial works to the tower and this is awaited.
- 1.8 Officers are negotiating a lease transfer of the subjects, under delegated authority, in respect of a full repairing and insuring lease at market value. The lease is being progressed on the basis that Gordons also require to provide specification of works and timescales for carrying out the required works in terms deemed satisfactory by the Council in respect of the hose tower.
- 1.9 Communication with Gordons advisors is ongoing and most recently w/c 22 May 2017 and it is intended that Head of Terms to conclude the lease shall be exchanged shortly.

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

- 1.10 The Council marketed the subjects for sale or lease using our selling agent Ballantynes. The successful offering party was Peckham's Scotland Limited, 34 Bogmoor Place, Glasgow. The offer from Peckham's Limited is subject to the purchaser obtaining a liquor licence and planning permission. In regard to the liquor licence, they have been granted a Provisional Licence at the April Licensing Board but they have yet to confirm the licence, which means they cannot sell alcohol at the moment. In regard to planning permission it is understood that this has been granted. Property Development and Estates Officers are working with Legal Services to conclude the transaction as soon as possible.
- 1.11 Peckhams have been in the premises undertaking detailed internal fit-out investigation works w/b 15th May.

Scotcourt House – Under Offer

- 1.12 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 2 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 2 separate suites of offices with a shared toilet and rest room. There is no car parking.
- 1.13 The property was originally marketed in 2015 without success and was re-marketed 'for sale or lease' in 2016. 2 offers were submitted by the closing date in November 2016.
- 1.14 The successful bid to purchase the property was made by a local business to support their growth and sublet the property. A completion date was originally set for late April 2017 however during internal preparations and storm conditions water ingress was identified by the prospective purchaser and Council staff. This has led to further investigation and assessment work with the buildings factor and calling upon insurers as the source of the water ingress is unclear. A source trace assessment is due to be carried out by the Council's insurer in the coming weeks to identify location of the leak and suggest resolution to enable the sale to proceed.

Loch Lomondside, Car Park + Former Public Toilets at Duck Bay - Scoping

- 1.15 The Council have substantial land holdings at loch lomondside surrounding Duck Bay off the A82 including a car park, former public toilet and large recreational grassed area. Officers are currently exploring commercial opportunities that have the potential to improve the visitor offering at this location and have started dialogue with some of the local stakeholders and adjacent landowners. The site has a number of challenges that require to be taken into account such as flood risk (low lying area prone to flooding), designation within the National Park, vehicle access and presence of oil pipeline. Officers shall continue to explore potential of the site and shall report to Area Committee when greater scoping has been undertaken.

Units 1 and 2 Ferry Road Rosneath – Under Offer

- 1.16 The sales of Units 1 and 2 are being progressed with efforts being made by Legal Services to agree the terms of the respective titles with the agents acting for the respective purchasers.
- 4.17 The Disposition for unit 2 incorporates provisions brought about as a result of the continued desire of Environmental Services to use part of the car park for skips/refuse receptacles. Once the terms of this Disposition have been settled a Disposition in similar terms will be provided to the solicitors acting for the purchaser of unit 1 to progress settlement of both transactions which is hoped can be achieved in the next 3 to 4 weeks.

Former Marriage Rooms, 25 West King Street – Under Offer

- 4.18 This modest building was marketed by selling agent Ballantynes in 2015. A number of bids were made for this property with successful offer being made by Joan's Carers Limited, 29 Grant Street, Helensburgh.
- 4.19 Whilst subjects for sale were exchanged with the prospective purchaser in late 2016 they have only recently submitted Planning Enquires relating to their proposed use. We are keen to complete this sale within 8 weeks and Legal Services are taking appropriate steps to endeavour to ensure that this happens.

Hermitage Park Depot, Sinclair Street – For Sale

- 4.20 This amenity services depot and associated workshop, cottage and greenhouse adjacent to Hermitage Park has recently been vacated by operational staff and has been declared surplus to operational requirements. Site particulars have been prepared and expressions of interest have been sought to re-develop the site. The sales particulars note that the site may be suitable for a residential development with vehicle access off Sinclair Street.
- 4.21 The site has been marketed in Commercial Property monthly in May and shall be fully marketed as soon as possible. Discussions are ongoing with an adjacent landowner in terms of a mutual right of access which we seek to conclude prior to a closing date being set. We are currently recording expressions of interest.

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,

26th May 2017

For further information contact:

David Logan, Special Projects and Quality Improvement Manager, 01546 604322
Ross McLaughlin, Property Development Manager, 01436 658 914

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL

Helensburgh and Lomond Area
Committee

DEVELOPMENT AND INFRASTRUCTURE
SERVICES

13 June 2017

Helensburgh, Cardross and Dumbarton Cycleway Update

1.0 EXECUTIVE SUMMARY

- 1.1. This report updates Members of 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.
- 1.2. A phased approach has been adopted to deliver this significant project, with sections of the route constructed as land and funding became available. Two substantial sections have been constructed to date totaling 2.2km, in 2013/14 linking the new Hermitage Academy/Waitrose store to Moss Road and in 2015/16 between Ferry Road and Station Road within Cardross Village.
- 1.3. In 2017/18 it is proposed to complete the route through Cardross Village from Station Road to the eastern edge of Cardross on the A814. Public consultation is planned to determine the most appropriate route for this section.
- 1.4. Council Officers continue to work toward purchasing the necessary land to allow further phases of the route to be constructed in future years.
- 1.5. To date work on the Cycleway has been funded through successful grant applications to Strathclyde Partnership for Transport (SPT), Sustrans and from Cycling, Walking and Safer Streets (CWSS) funding received from the Scottish Government.
- 1.6. It is recommended that the Helensburgh and Lomond members:
 - 1.6.1. Note the contents of this update report including the work on this project to date.
 - 1.6.2. Support the commitment to bring a further report to Council prior to promotion of a Compulsory Purchase Order (CPO) should land negotiations fail to be concluded satisfactorily.
 - 1.6.3.** 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 the north-western edge of Cardross adjacent to the A814.

ARGYLL AND BUTE COUNCIL

**Helensburgh and Lomond Area
Committee**

**DEVELOPMENT AND INFRASTRUCTURE
SERVICES**

13 June 2017

Helensburgh, Cardross and Dumbarton Cycleway Update

2.0 INTRODUCTION

- 2.1. Argyll and Bute Council has had a long-standing commitment to the provision of a dedicated, high quality walking and cycle route linking Helensburgh, Cardross and Dumbarton.
- 2.2. Approximately 2.2km of the route has been constructed to date. The time taken to deliver this project is mainly due to difficulty in obtaining the land required for construction of the Cycleway.
- 2.3. The Council has secured a total of £682,000 grant funding towards the project to date, including £190,000 in 2017/18 to complete construction of the route within Cardross Village and towards land purchase costs.

3.0 RECOMMENDATIONS

It is recommended that the Helensburgh and Lomond members:

- 3.1. Note the contents of this update report including the work on this project to date.
- 3.2. Support the commitment to bring a further report to Council prior to promotion of a Compulsory Purchase Order (CPO) should land negotiations fail to be concluded satisfactorily.
- 3.3. 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 the north-western edge of Cardross adjacent to the A814.

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 between these settlements, including school pupils attending Hermitage

Academy. Extending the route to Dumbarton links into the National Cycle Network (NCN) which signals 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. Previous consultation with Cardross residents established the preferred option to be a route which followed the alignment of the A814 as far as possible. This was due to the proximity of the traffic on the A814 providing a level of personal security, including to school pupils who may choose to use the route to access Hermitage Academy.
- 4.3. To date the focus of this project has been on the link between Helensburgh and Cardross. This section was prioritised as the link between Cardross and Helensburgh will provide a walking and cycling link for secondary school pupils attending Hermitage Academy from Cardross and locations between.
- 4.4. A total of 2.2km of the route has been constructed to date. These sections are from opposite Hermitage Academy / adjacent to the Waitrose Supermarket to Moss Road in 2013/14 and within Cardross from Ferry Road to the Railway Station in 2015/16.
- 4.5. In 2017/18 it is planned to construct the next phase linking from Cardross Railway Station to the A814 on the edge of Cardross, beyond the entrance to Geilston Farm. 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 section will be subject to consultation with landowners and local residents. Construction costs of this section are covered by successful grant fund applications to Strathclyde Partnership for Transport (SPT) and Sustrans. In order to draw on these funds all work must be complete by 31 March 2018.
- 4.6. The phases planned for construction in 2018/19, 2019/20 and 2020/21 which will complete the route between Hermitage Academy and Cardross require the Council to obtain the necessary land for these phases of the route. The Council has funding available in 2017/18 towards land purchase costs, future construction phases from 2018/19 onwards will be subject to the success of future grant funding applications. The land required for these future phases is owned by four landowners, of which three own the majority of the land required. Land negotiations have been ongoing since 2012 with mixed success. One landowner has indicated willingness to sell and relevant Council Officers are in the final stages of agreeing the land take required and the relevant payment for this land. Negotiations with the other two major landholders has been conducted via their agent but to date no agreement has been reached. 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.
- 4.7. In the event the Council has exhausted all reasonable routes to obtain the necessary land by negotiation, there remains the option to seek to obtain the

land via the Compulsory Purchase Order (CPO) route. Once a CPO has been approved by the Council it requires to be advertised, notice served on the affected landowners and details of the CPO lodged with the Scottish Ministers supported by a statement of the public need for the land, relevant plans, details of efforts made to negotiate purchase of the land and other supporting documentation. Depending if objections are received, the CPO process can take between 6 and 24 months until confirmation of the CPO is received from Scottish Ministers. Council approval for development and submission of a CPO was given on 25 June 2015, however the CPO was not progressed due to changes in the design, staff changes and to satisfy landowners that all avenues to reach a negotiated land purchase had been explored. Given the time elapsed since the approval for a CPO, should a CPO be deemed necessary following conclusion of the land negotiations which is expected in late 2017, a further report asking Members to so resolve will be submitted to the Council in early 2018.

- 4.8. In the event the Council is unable to acquire any of the plots of land required for the 2018/19 to 2020/21 phases before the end of 2017/18, it is intended to continue to seek capital funding from partners to take forward other elements of the route between Helensburgh, Cardross and Dumbarton not reliant on the purchase of these plots of land.
- 4.9. To March 2017 a total of £492,000 had been expended on the Helensburgh, Cardross and Dumbarton Cycleway. A further £190,000 has been grant funded to the Council for planned expenditure in 2017/18. The intention is to continue to apply for external funding to complete the link over the next 6 years.
- 4.10. Historically, £3M was made available to Argyll & Bute Council and West Dunbartonshire Council for the development of Cycleways. Argyll & Bute Council's allocation from this funding was fully expended on the development and construction of the Cycleway linking Helensburgh to Arden, Loch Lomond via Blackhill.

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. 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.

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 To date the costs of the Cycleway have been financed by external funders, with grant funding income totaling £682,000 to date. It is intended to continue to bid for external funding to complete the Cycleway. There is evidence to indicate that people who are more active, for example by walking or cycling, are less likely to require social care service in later life which could result in a future saving to the Council although the value of this would be difficult to measure.
- 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.
- 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

26 May 2017

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

This page is intentionally left blank