



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
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14 March 2019

NOTICE OF MEETING

A meeting of the **HELENSBURGH & LOMOND AREA COMMITTEE** will be held in the **MARRIAGE SUITE** in the **HELENSBURGH AND LOMOND CIVIC CENTRE** on **THURSDAY, 21 MARCH 2019** at **9:30 AM**, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES** (Pages 3 - 14)
Helensburgh and Lomond Area Committee meeting held on 20 December 2018
- 4. PUBLIC QUESTION TIME**
- 5. POLICE SCOTLAND UPDATE** (Pages 15 - 16)
Report by Inspector Roddy McNeill – Police Scotland
- 6. AREA SCORECARD FQ3 2018-19** (Pages 17 - 30)
Report by Executive Director – Customer Services
- 7. FESTIVE LIGHTING UPDATE** (Pages 31 - 34)
Report by Executive Director – Development and Infrastructure Services
- 8. HELENSBURGH AND LOMOND AREA COMMITTEE - DATES OF MEETINGS 2019/2020** (Pages 35 - 38)
Report by Executive Director – Customer Services

REPORTS FOR NOTING

9. PROPERTY UPDATE (Pages 39 - 42)

Report by Executive Director – Customer Services

10. HELENSBURGH WATERFRONT DEVELOPMENT PROJECT - POSITION STATEMENT (Pages 43 - 62)

Report by Executive Director – Development and Infrastructure Services

11. HELENSBURGH, CARDROSS AND DUMBARTON CYCLEWAY UPDATE (Pages 63 - 68)

Report by Executive Director – Development and Infrastructure Services

(a) Appendix 1 (Pages 69 - 70)

E1 (b) Appendix 2 (Pages 71 - 76)

12. HELENSBURGH AND LOMOND AREA COMMITTEE WORKPLAN (Pages 77 - 80)

The Committee will be asked to pass a resolution in terms of Section 50(A)(4) 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 I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraphs are:-

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

Paragraph 13 Information which, if disclosed to the public, would reveal that the authority proposes-

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment.

Helensburgh & Lomond Area Committee

Councillor Lorna Douglas	Councillor George Freeman
Councillor Graham 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	

Contact: Adele Price-Williams 01546 604480

**MINUTES of MEETING of HELENSBURGH & LOMOND AREA COMMITTEE held in the
MARRIAGE ROOM, HELENSBURGH & LOMOND CIVIC CENTRE
on THURSDAY, 20 DECEMBER 2018**

Present: Councillor Ellen Morton (Chair)

Councillor Lorna Douglas	Councillor Aileen Morton
Councillor George Freeman	Councillor Gary Mulvaney
Councillor David Kinniburgh	Councillor Iain Paterson
Councillor Barbara Morgan	Councillor Richard Trail

Attending: Fergus Murray, Head of Economic Development
Robert Williamson, Head Teacher, Hermitage Academy
Audrey Martin, Transformation Projects and Regeneration Manager
Shona Barton, Area Committee Manager
John Gordon, Capital Regeneration Programme Manager
Andrew Collins, Regeneration Project Manager
Melissa Simpson, Hermitage Park Delivery Officer
Mhairi Gardiner, Helensburgh and Lomond Development Officer
Paul McCann, Area Housing Officer
Colin Young, Strategic Transportation Delivery Officer
Constable David Armstrong, Police Scotland
Sandra Coles, Senior Business Support Officer (Lync)
Aileen Simpson, Traffic Technician (Lync)

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated by:
Councillor Graham Archibald Hardie

The Chair ruled and the Committee agreed to consider an urgent item taken at item 18. Traffic Regulation Order – Sinclair Street/West Montrose Street, Helensburgh, of the agenda.

2. DECLARATIONS OF INTEREST (IF ANY)

No declarations of interest were intimated.

3. MINUTES

The minute of the Helensburgh and Lomond Area Committee held on 20th September 2018 was approved as a correct record.

4. PUBLIC QUESTION TIME

Questions submitted by Peter Brown, Vice Convener, Helensburgh Community Council

Question 1

I would be grateful if the committee could clarify the content of Phase 2.

The Position Statement says that Phase 2 “includes the retail development, skate park, play park and landscaping”. It would be perfectly understandable if the ‘blank area’ in the development plan was Phase 2, but the landscaping for which the committee are being asked to increase the budget is not in the ‘blank area’. The West Clyde Street landscaping is clearly detailed in the plans which are to be considered at the PPSL committee on 19th December. This means that either:

- The plans that are in front of the PPSL committee include items from both Phase 1 and Phase 2, and so the budget that the Area Committee have previously agreed does not cover all of the plans. In that case, I would ask for clarification of what the budget previously agreed covers?

Or

- The plans that are in front of the PPSL committee cover just Phase 1, in which case the Area Committee should not be asked to increase the budget that was previously agreed.

Response from CHORD Programme Manager:

As it clearly states at section 5.6.1 of the Report to be considered at Item 13 of today’s Agenda, it was originally envisaged that the landscaping of the area to the North of the site, along the West Clyde Street frontage, would be part of Phase 2, and therefore no budget allowance for it had been made.

That is why we are now asking the Area Committee to recommend, to the Policy and Resources Committee, that additional funding allowance be made a part of the 2019/20 Budget Process.

The inclusion of the start of the John Muir Trail is something which came about as part of the consultation process and following on from our purchase of the ex-Mariners site.

It was considered that relocating the start of the trail to this new public space at the northwest corner of the development site would have mutual advantages, both for the start of the trail and this new public space.

The other benefit of purchasing the ex-Mariners site was that it provided the physical space for us to introduce a left turning lane from the pierhead site following the Traffic Assessment.

The budget previously agreed covered the following elements:

- The construction of the new leisure centre
- Construction of improved flood defences, including raising the levels across the site, new rock armour, flood defence walls and surface water drainage infrastructure

- Construction of new car parking facilities, including short and medium term coach parking within the site, and the infrastructure to allow for increased provision in electric vehicle charging points
- Construction of new public realm in the immediate vicinity of the site i.e. on the west, south and eastern elevations, including a pedestrian walkway / cycle path around the perimeter of the site
- Demolition of the existing swimming pool
- Professional Fees, surveys and statutory approvals
- Risk, Contingency, Preliminaries, Inflation

Question 2

Previous budget plans for the development have included an expectation of £250,000 funding from Sport Scotland to pay for the moveable floor for the training pool. That does not appear in the budget in Section 6.0. Where is this money – if it is no longer being requested from Sport Scotland then where is the money to pay for the moveable floor to come from?

Response from CHORD Programme Manager:

It had always been the project's intention to apply for funding support from SportScotland, given that one of the key elements was the construction of a new leisure building.

Very early discussions and engagement with SportScotland suggested that a funding application in the region of £1m would not be considered unreasonable for a major project such as the construction of a new leisure centre. However due to reductions in the SportScotland budget this figure was downturned to £500k, and in October 2017 we were advised that due to further budget cuts the maximum funding support for any single project would be £100k.

One of the key priorities for SportScotland was projects which improved inclusivity and accessibility to sports facilities, and this fed in to our design development wherein we have included a number of features or facilities which are examples of best practice e.g. Changing Places facility and pool pods.

Argyll and Bute Council made a funding application to SportScotland for £100k in March, however the informal feedback that we have received, September 2018, was that our application had been unsuccessful. We are still awaiting formal confirmation of this decision, but considered it financially prudent to discount it from our current budget assumptions.

We are currently exploring a number of other external funding opportunities in support of the project, but these are at very early stages.

Question 3

The cost of this project appears to be constantly growing.

In June 2016, the Project Initiating Document forecast that the development would cost £18.2M including:

- £2.1M on “car park/public realm”, which should have included the landscaping that now requires extra funding

- £4.1M that included “prelims/contingencies/inflation/risks”.

Despite this last item, the budget has now grown to £19M, and a further £0.5M is being requested of the Area Committee. In addition, the revised plans in front of the PPSL committee show an additional 0.5m seawall on top of the flood defences, which has yet to be costed.

It is likely that this addition to the defences will take the cost of the project close to £20M, which is an increase of £1.8M, or 10%, in just 18 months. And that is before a Full Business Case for the leisure centre has been completed.

How expensive does this development need to become before the Area Committee decides that it is unaffordable, and that the cheaper solution, of locating the leisure centre closer to the existing swimming pool so that the flood defences can be reduced in both height and cost, is the right solution?

Response from CHORD Programme Manager:

We have indicative costs for raising the southern sea defence wall of circa £20k or just under 1% of the total estimated cost of the flood defences.

In accordance with Her Majesty's Revenue and Customs (HMRC) Green Book guidance on the Preparation of Business Cases we shall be bringing forward the Full Business Case for consideration by the Council prior to any contract being awarded. Only if it can be demonstrated that the project can demonstrate that it delivers Value for Money and is Affordable would the Council approve the award of the construction contract.

Without the provision of any detailed technical design, cost plan, statutory approvals or programme information we fail to see how the Community Council can state that their alternative proposals 'are the cheaper solution'

Question submitted by the Friends of Blairvadach Horses

Do councillors fully appreciate they have placed local residents near Blairvadach in an intolerable situation for nearly 4 years as they have been forced to witness the neglect, abuse and starvation of a herd of horses and ponies the Council has allowed to fly graze on Council-owned land? Residents will testify the keeper has been using the Blairvadach site for that length of time and the keeper himself brags on Facebook that he has been visited by SSPCA inspectors for 4 years.

The photos being circulated here show the extent of the neglect. The old bay mare collapsed in the field after being tied to the tree and left to stand on the concrete hard standing for 4 days and nights, unable to lie down or even turn round. While I understand the SSPCA deems this treatment unacceptable, still nothing has been done to address it.

Are councillors aware that local residents are feeding the animals because they cannot live with a statutory system that it appears will only act when animals are in a near death condition? A condition the keeper has ensured for 4 years that the horses do not quite reach.

Is the Council aware the keeper is breeding, selling and lending his animals, effectively running a business from Blairvadach, and that there is currently one

stallion in the field with 4 mares? One mare is thought to be currently pregnant and more animals will surely follow.

Is the Council aware the horses have strayed dozens of times on to the A814 and are a threat to road users?

Will the Council and the SSPCA finally stop dithering and remove the horses, take them to a place of safety and raise the necessary court action to ensure the owner is banned from keeping horses and ponies for the foreseeable future?

Response from Special Projects and Quality Improvement Manager

I would advise that the Council is very much aware of the fly grazing issue and has taken active steps to address the matter, contacting the owner and his representatives on a number of occasions, raising court proceeding in the Sheriff Court and liaising with the SSPCA in regard to the welfare of the horses.

In January 2018, the Council became aware of horses grazing on land owned by the Council at Blairvadach, Helensburgh without the Council's consent. There appears to be a perception that the horses have been there for a period in excess of that but that is not the case. It appears they may previously have been "fly grazed" nearby. Thereafter, Officers advised the owner that he did not have permission to graze his horses on the Estate and instructed him on a number of occasions to remove them. The Owner of the horses failed to comply with any request or instruction, written or oral, to remove his horses from the Estate.

The Council has pursued a civil action against the owner of the horses in the Sheriff Court and has obtained orders to have the owner remove the horses. Unfortunately he has, thus far, failed to comply with that court order. It is important to note that the Council does not have a common law power, nor can the court at this stage competently grant such a power to remove the horses that enables the Council to assume ownership and dispose of them in an appropriate way. In the absence of the owner removing the horses in a responsible manner the Council (and other statutory and interested bodies) can only interfere in the custody and ownership of the horses, as they belong to a third party, where there is a lawful basis to do so.

There is no "fly grazing legislation" such as that existing in England and Wales, providing a power to the Council to deal directly with the horses as a result of the fly grazing alone. Therefore other lawful routes must be considered and there is a possible route involving liaison with the police that would be an effective measure and we are currently in communication with them to assess whether they are willing and able to action that.

Neither the Council nor the Police are, currently, in a position to deny the owner his rights of ownership in the horses or sell them. That position may change depending on the communications we are currently having with the Police.

In the meantime the Council's animal health officer continues to liaise with the SSPCA. They have been actively monitoring matters and do not currently consider that the welfare of the Animals is of sufficient concern to warrant a "statutory" intervention in that regard.

I hope that's helpful and sets out that the Council are concerned for the welfare of the horses and are working to address this matter as effectively as it can within the confines of the law.

Questions submitted by John Black

The basic problem with the Helensburgh Pierhead project has been the lack of engagement with the public. The first real engagement with the public took place at the hearing held in the Victoria Halls. The application has now been deferred by the PPSL Committee and there will be no further opportunity for public input. Where do we go from here and will there be any further public input?

Response from Councillor Kinniburgh

The application has been continued until the January meeting of the PPSL Committee. This meeting is held in public but there is no opportunity for further input from the public.

Response from CHORD Programme Manager

I disagree that there had been no prior public engagement prior to the Discretionary Hearing of the Planning, Protective Services and Licensing Committee on 19 November 2018.

The project Team undertook a number of focussed forum sessions back in January 2018 to obtain feedback and comments on our proposals from as wide a cross section of the community and facility users as possible.

Subsequently in through March and April of this year we engaged in a Pre Application Consultation Exercise (PAC). The regulations on PAC require that as a minimum we undertook at least one public engagement event, however given the importance of this project we scheduled three such consultation events, extended the final one into the evening to allow commuters to comment, and also worked with Helensburgh Community Council who were running a concurrent On-line Survey, to capture the results of their exercise in our PAC Report.

Unfortunately as this is a live planning application we are not in a position to undertake any additional public consultation until a determination has been made.

Question 2

This debacle has wasted public money and time. Will the project leader resign as an early Christmas present.

Response from Councillor Mulvaney

I would confirm that I have no intention of resigning.

Question from Stewart Campbell, Chair of Friends of Duchess Wood

You will note there is a paper for the future management of the wood on the agenda today. The wood is recognised as an important part of Helensburgh both socially and ecologically. The Friends are concerned that they have had no real impact in terms

of the final version of the report that is before you today. We would like to know how we can have a clearer input into the process which could influence any decisions being made.

Response from Councillor Aileen Morton

The concerns of the Friends are noted however it is for officers to prepare reports and to offer recommendations for Members to consider. Advice would be to liaise with local Elected Members to put forward any information that is relevant.

5. RURAL WATCH

The Committee considered a presentation by Constable David Armstrong on Rural Watch which is a Police Scotland initiative that provides a neighbourhood watch scheme specifically aimed at rural communities.

The Chair thanked Constable Armstrong for his informative presentation.

Decision

The Helensburgh and Lomond Area Committee noted the contents of the presentation.

(Ref: Presentation by Police Scotland dated 20 December 2018, submitted)

6. SECONDARY SCHOOL REPORT (HERMITAGE ACADEMY)

The Head Teacher of Hermitage Academy took the Committee through a progress update report on the schools achievements for the 2018 session.

Decision

The Helensburgh and Lomond Area Committee:

1. Noted the contents of the report; and
2. Commended the work and continued improvement being achieved by the school.

(Ref: Report by Executive Director of Customer Services dated 20 December 2018, submitted)

7. HOMELESSNESS IN HELENSBURGH AND LOMOND

The Committee considered an update report on the issue of homelessness in Helensburgh and Lomond.

Decision

The Helensburgh and Lomond Area Committee considered and noted the contents of the report.

(Ref: Report Executive Director of Development and Infrastructure Services dated 20 December 2019, submitted)

The Chair ruled and the Committee agreed to vary the order of business. Item 15. Charity and Trust Funds was therefore taken after item 7. Homelessness in Helensburgh and Lomond of the agenda.

8. CHARITY AND TRUST FUNDS

The Committee considered a report that set out the proposed method for distribution of the charities and trust funds in the Helensburgh and Lomond area.

Decision

The Helensburgh and Lomond Area Committee agreed to approve the proposed method for the distribution of the charities and trust funds as outlined in appendix 1 of the report.

(Ref: Report by Head of Strategic Finance dated 20 December 2018, submitted)

9. HELENSBURGH AND DISTRICT MEN'S SHED

The Committee considered a report on the proposed siting of a shed for the Helensburgh and District Men's Shed within Hermitage Park.

Decision

The Helensburgh and Lomond Area Committee:

1. Agreed in principle to the proposal to locate a Men's Shed within the south west corner of Hermitage Park, between the Victoria Halls boundary and the burn, subject to them obtaining all necessary statutory consents and;
2. Agreed that a Ground Lease should be concluded between the Men's Shed and the Council, and that authority is delegated to the Executive Director of Development and Infrastructure to agree the detailed terms of this lease.

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20 December 2018, submitted)

10. HERMITAGE PARK COMMEMORATIONS GUIDANCE

The Committee considered a guidance report on the style and type of commemorations suitable for Hermitage Park, covering trees, benches and other commemorative features. A criteria was proposed to ensure appropriate and non-offensive language is applied to commemorative plaques/labels.

Decision

The Helensburgh and Lomond Are Committee:

1. Noted the commemoration guidance for Hermitage Park; and

2. Agreed to approve the criteria ensuring appropriate and non-offensive language is applied to all commemorations within the park as detailed at (5.1.4) of the report:
 - The proposed wording must not be used as a means of advertising any business;
 - The proposed wording must not cause offence i.e. likely to be upsetting, insulting, or objectionable to some or most people

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20 December 2018, submitted)

11. HELENSBURGH OUTDOOR MUSEUM - ARTS STRATEGY FUND

The Committee Considered a report asking Members to agree to the offer of a grant in support of two applications to the Outdoor Museum Arts Fund, to approve amendments to the Terms of Reference of the Design Panel and also to request approval of a variation in the administration of future funding rounds.

Decision

The Helensburgh and Lomond Area Committee:

1. Approved Application 1 – Submariners Association;
2. Approved Application 2 – The Arts Society;
3. Approved amendments to the Design Panel Terms of Reference;
4. Approved new arrangements for administering the Arts Strategy Fund; and
5. Approved Conditions of Grant.

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20 December 2018, submitted)

12. ECONOMIC DEVELOPMENT SERVICE FOCUS OF WORK - ARROCHAR

The Committee considered a report asking Members to endorse a continued focussed approach to economic development activity in Arrochar.

Decision

The Helensburgh and Lomond Area Committee:

1. Noted the contents of the report; and
2. Endorsed that the focus of the economic development service work in Arrochar is unlocking the development potential of the former MoD Torpedo Testing Range.

(Ref: Report by Executive director of Development and Infrastructure Services dated 20 December 2018, submitted)

Prior to consideration of the following item of business, Councillor Douglas declared a non-financial interest because she is the Chair of the Duchess Woods Local Nature Reserve Committee. She claimed the benefit of the dispensation contained at section 5.16 of the Standard Commission's Guidance and Dispensation Note to enable her to speak and vote.

13. DUCHESS WOOD - MANAGEMENT AGREEMENT

The Committee considered a report which outlined the current arrangements for the management of Duchess Wood and highlighted that the current management agreement will expire in August 2020. Members were asked to consider potential options for the subsequent management of the site.

Decision

The Helensburgh and Lomond Area Committee agreed:

1. That the management agreement will not be renewed in 2020 and that officers work with the Friends of Duchess Wood to explore options (b) and (d) as outlined in the report; and
2. If there is no agreement then the wood will revert back to the landowner and that officers provide clarity on any financial implications to the Council.

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20 December 2018, submitted)

* **14. HELENSBURGH WATERFRONT - POSITION STATEMENT**

The Committee considered a progress update report on the delivery of the Helensburgh Waterfront Development Project, including the following matters: RIBA Stage 4 – Technical Design; Procurement of the Main Works Contract; Development of the Full Business Case; Programme for delivering the project; and the Planning Application.

Decision

The Helensburgh and Lomond Area Committee:

1. Noted the progress update contained in the report; and
2. Agreed to recommend to the Policy and Resources Committee that an allowance should be made for additional funding, as set out at Section 5.6 of the Report, as part of the 2019-2020 Budget Process, for the two additional sections of public realm improvements approved for inclusion at the end of Stage 3.

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20 December 2018, submitted)

15. AREA SCORECARD FQ2 2018-19

The Committee considered the Area Scorecard report for financial quarter 2 of 2018-2019.

Decision

The Helensburgh and Lomond Area Committee:

1. Noted the performance presented on the Scorecard and supporting commentary;
2. Noted that upon receipt of the quarterly performance report the Area Committee contact either the Performance Improvement Officer or the responsible named officer with any queries; and
3. Noted that work is ongoing and to respond to the Performance Improvement Officer with requests or comments regarding the layout and format of the report and scorecard.

(Ref: Report by Executive Director of Customer Services dated 20 December 2018, submitted)

The Chair ruled and the Committee agreed to vary the order of business, therefore item 18. Traffic Regulation Order – Sinclair Street/West Montrose Street was taken after item 14. Area Scorecard FQ2 2018-19 of the agenda.

16. TRAFFIC REGULATION ORDER - SINCLAIR STREET/WEST MONTROSE STREET, HELENSBURGH

The Committee considered a report detailing the traffic regulation order objections and proposed recommendation for Sinclair Street and West Montrose Street, Helensburgh.

Decision

The Helensburgh and Lomond Area Committee agreed that the TRO is progressed to the final stage of the statutory process and that the order is made with the following modification:-

- Reduction in the length of proposed waiting restriction on the north side of Maclachlan Road to allow additional parking at this location.

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20 December 2018, submitted)

The Chair advised that appendix 2 of the following report contained exempt information as defined in paragraphs 6 and 13 of Part I of Schedule 7a to the Local Government (Scotland) Act 1973 and as such if Members wished to discuss the information contained in that appendix they would require to agree the exclusion of press and public.

17. HELENSBURGH, CARDROSS AND DUMBARTON CYCLEWAY

The Committee considered a report on the progress made since the Helensburgh and Lomond Area Committee on 20 September 2018 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.

Decision

The Helensburgh and Lomond Area Committee:

1. Noted the progress to date and future programme for the delivery of the Helensburgh, Cardross and Dumbarton Cycleway and;
2. Agreed to support the continued commitment to construct the approx. 285m section of the route along Geilston Park [unadopted road] and through the Cardross Playing Fields and Cardross Park, now planned for spring 2019.

(Ref: Report by Executive Director of Development and Infrastructure Services dated 20th December 2018, submitted)

18. HELENSBURGH AND LOMOND WORK PLAN

The Committee gave consideration to the Helensburgh and Lomond Workplan for December 2018.

Decision

The Helensburgh and Lomond Area Committee noted the Helensburgh and Lomond Workplan.

(Ref: Helensburgh and Lomond Workplan dated 20 December 2018, submitted)

Helensburgh and Lomond Area Committee - Thursday 21 March 2019

From that start of 2019, Police Scotland have been, and will continue to, increase pro-active patrols. Officers are being deployed on plain clothes duties to address acquisitive crime and anti-social behaviour offences. This has proved to be positive, both with the officers and with regards detections of offenders.

Road blocks will be a tactic utilised as we move into spring, these will be given an operational name and will be planned rather than deployed on an ad-hoc basis. I have a new intelligence officer moving to Helensburgh on a full time basis this month (Feb) and he will drive these through intelligence led policing.

Officers based in Helensburgh are being encouraged to take a more active role in the disruption of the illegal drug trade. We have already craved and been granted a warrant which will be executed in due course by Helensburgh officers supplemented by our drug unit based at Dumbarton. This will allow for daily business to carry on as usual. The experience taken from such operations will benefit Police Scotland and the community. It will be publicised in the press.

There continues to be an increase in vandalisms, especially random damage to vehicles, again this is an area to be targeted by both uniform and plain clothes officers.

General disorder at this time of the year is not an issue with regards licensed premises. Disorder within the community is an issue on occasion. We will liaise with housing to identify problematic tenants and addresses.

I recently attended the launch night of our new Police Scotland Youth Volunteer Group (PSYV) 24 youths have joined. They will require some training and uniforms are on order. Once established over the coming months I will utilise them at public events such as the Highland Games etc. They can also assist in the community with charitable events, letter drops and such like.

PC Stephen Carr is the new Youth Engagement Officer for Helensburgh & Lomond, he will be developing the role as we move forward. He has 11 primary school talks booked for Internet awareness / safety inputs.

Officers will continue to attend all (unless operational demand is excessive) Community Council meetings.

I have met with Jackie Baillie MSP and Councillor Freeman regarding recent concerns around Blairvadach Children's Unit and good progress has been made.

Resource numbers at Helensburgh remain at a good level.

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ARGYLL AND BUTE COUNCIL**HELENSBURGH AND
LOMOND AREA COMMITTEE****CUSTOMER SERVICES****21 MARCH 2019**

AREA SCORECARD FQ3 2018-19

1 Background

1.1 This paper presents the Area Report and Scorecard for Financial Quarter 3 2018/19 (October-December 2018) and illustrate the agreed performance measures.

1.2 A summary of all the measures is now included at the start of the report. The summary provides an overview of the number of measures and how many are Red, Amber, Green or No Target.

The difference in number between FQ2 and FQ3 is due to the removal of the Civil Contingencies measures agreed last quarter.

1.3 To improve the response to performance queries, it is requested that either Sonya Thomas or the Responsible Named Officer are contacted once the Quarterly Performance Report is received with any queries. This should enable some queries being resolved or clarified prior to the Area Committee meeting, and therefore being carried forward as Actions at a subsequent meeting.

1.4 A short key to symbols / layout is attached. (Appendix 1).

2 Recommendations

2.1 It is recommended that the Area Committee notes the performance presented on the Scorecard and supporting commentary.

2.2 It is recommended that upon receipt of the Quarterly Performance Report the Area Committee contact either Sonya Thomas or the Responsible Named Officer with any queries.

2.3 The Area Committee are asked to note that work is ongoing and to respond to Sonya Thomas with requests or comments regarding the layout and format of the Report and Scorecard.

Douglas Hendry
Executive Director, Customer Services

Jane Fowler
Head of Improvement & HR

For further information, please contact:

Sonya Thomas
Performance and Improvement Officer
Improvement and HR
01546 604454

Appendix 1: Key to symbols
Appendix 2: Word Report in pdf format

PERFORMANCE REPORTS – KEYS TO SYMBOLS

WORD REPORT

STATUS SYMBOL

- This is colour coded and indicates if the performance is good – Green; or off track – Red

TREND ARROW

- This indicates the trend of the performance between the last two periods

NAME IN BRACKETS (StreetScene)

- This indicates not only where in Pyramid you can find the data but also what team in the council deals with this element of performance

GREY SUCCESS MEASURE

- This indicates that the performance measure is a council-wide one

WHITE SUCCESS MEASURE

- This indicates that the performance measure is a local area one

ON GRAPHS IN PYRAMID

GREEN

- Performance is positively within desired parameters / meeting target / positively exceeding target

RED

- Performance is negatively out-with desired parameters / not meeting target / negatively exceeding target

KEY

- There is a key / explanation to each graph indicating Target / Actual / Benchmark alongside each graph

THE SCORECARD

- This is a plain summary of the success measures
- It mirrors the word report – BUT without commentary / names / teams
- It is simply a picture

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HELENSBURGH AND LOMOND FQ3 2018/19 OVERALL PERFORMANCE SUMMARY

The tables below present a summary of all of the success measures included in the Scorecard. They show the performance against targets, and the trend against the previous quarters performance.

**SUMMARY OF
PERFORMANCE
AGAINST
TARGETS**

FQ2 18/19	FQ3 18/19	
12	12	GREEN
7	9	RED
11	9	NO TARGET

**SUMMARY OF
THE TREND
AGAINST
PREVIOUS
QUARTER**

TREND	●	●	NO TARGET
↑	6	5	1
⇒	5	2	0
↓	4	2	8

H&L Area Scorecard FQ3 2018-19

Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Corporate Outcome No 1 - People live active, healthier and independent lives								
Number of affordable social sector new builds - H&L (Housing Services)	●	↑	0	0	26	26	Allan Brandie	<p>FQ3 2018/19 - H&L Dunbritton completed 26 units at Succoth during quarter 3.</p> <p>FQ2 2018/19 - H&L As per Q1 comments, there were no projects completed in full during quarter 2.</p> <p>8 of the 26 units at Succoth were handed over by Sept 30th, but will be counted with the remainder of the units in Oct.</p> <p>The remaining onsite projects are still scheduled to complete during Q3 & Q4</p>
CC26_01-Number of new affordable homes completed per annum. (Housing Services)	●	↑	0	0	62	62	Allan Brandie	<p>FQ3 2018/19 - A&B ACHA completed 20 units at Bowmore (phase 3) on Islay in November; Fyne Homes completed 16 units at Lochgilphead (phase 4); Dunbritton completed 26 units at Succoth. With a further 41 units potentially due for completion in Q4, this would get very close to the annual LHS target.</p> <p>FQ2 2018/19 - A&B As per Q1 comments, there were no projects completed in full during quarter 2.</p> <p>8 of the 26 units at Succoth were handed over by Sept 30th, but will be counted with the remainder of the units in Oct.</p> <p>The remaining onsite projects are still scheduled to complete during Q3 & Q4</p>

H&L Area Scorecard FQ3 2018-19

Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Corporate Outcome No.2 - People live in safer and stronger communities								
Car Parking income to date - H&L (Streetscene H&L) ANNUAL CUMULATIVE TOTAL	●	↑	£131,472	£121,681	£169,491	£156,047	Stuart Watson	FQ3 2018/19 - H&L The income for FQ3 was £156,047 which is a shortfall of £13,444 against the target of £169,491. The shortfall may be, in part, due to a delay in income arising from the new "pay by phone" system, however, it should be noted that the shortfall may result in not achieving the forecast income for the financial year.
								FQ2 2018/19 - H&L The income for FQ2 was £121,681 which is a shortfall of £9,791 against the target of £131,472. The shortfall may down to the timing of cash banking and, if so, this should come through in the following quarter. It is possible, however, that the poor weather has had an impact on the use of car parks.
Car Parking income to date - A&B (StreetScene) ANNUAL CUMULATIVE TOTAL	●	↑	£647,549	£620,057	£834,808	£800,441	Stuart Watson	FQ3 2018/19 - A&B The income for FQ3 was £800,441 which represents a shortfall of £34,367 against the target income of £834,808. The shortfall may be, in part, due to a delay in income arising from the new "pay by phone" system, however, it should be noted that a shortfall of £35k is being predicted the financial year. The breakdown of the shortfall are -£20,000 for DPE and -£15,000 for parkign receipts. The DPE shortfall may be down to better driver behaviour generating less PCNs as they begin to follow the CCouncils parkings rules. The shortfall in parking receipts is more difficult to explain, it may be due to poor weather, lack of events or other unknowns.
								FQ2 2018/19 - A&B The income for FQ2 was £620,057 which is a shortfall of £27,492 against the target of £647,549. The shortfall may down to the timing of cash banking and, if so, this should come through in the following quarter. It is possible, however, that the poor weather has had an impact on the use of car parks.
Total number of Penalty Charge Notice Figures - H&L		↓	No Target	1,025	No Target	648	Keith Tennant	FQ3 2018/19 - H&L Winter festival – free parking in car parks 1&2/12/2019. Line painting required, especially on resurfaced areas e.g. East Princes Street. Within RPZ, John Street is still awaiting bay markings and removal of yellow lines to allow enforcement
								FQ2 2018/19 - H&L Full 7 day cover in operation. Annual Leave of warden may explain reduction.
Total number of Penalty Charge Notice Figures - A&B		↓	No Target	1,809	No Target	1,246	Keith Tennant	FQ3 2018/19 - A&B Commentary provided at area level.
								FQ2 2018/19 - A&B Commentary provided at Area level

H&L Area Scorecard FQ3 2018-19								
Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Dog fouling - total number of complaints H&L (Streetscene H&L)		↓	No Target	20	No Target	19	Tom Murphy	FQ3 2018/19 - H&L The service has received a total of 6 complaints over the FQ3 period, this has dropped significantly over the last 2 quarter. This is due to the area teams liaising with the local wardens who are then stepping up patrols in the problem areas.
								FQ2 2018/19 - H&L A total number of 20 complaints were received over the FQ2 period, the service is very much aware of the public perception on this issue and it would be hoped that we can see a reduction in the complaint numbers. It would also be hoped that local community forums would assist the Council in dealing with this issue.
Dog fouling - total number of complaints A&B (StreetScene)		↑	No Target	55	No Target	56	Tom Murphy	FQ3 2018-19 - A&B The Council continue to work closely with Police Scotland and our communications team to provide advice to all parts of our community highlighting the dog fouling campaign.
								FQ2 2018-19 - A&B The council continue to work closely alongside Police Scotland and our communications team to provide advice to all parts of our community and involving school children in creating posters as part of this dog fouling campaign. The roll out is currently happening in B&C and we intend to carry this on to the other administrative areas.
LEAMS - H&L (Cleanliness Monitoring Systems)	●	↑	73	78	73	76	Tom Murphy	FQ3 2018/19 LEAMS - H&L The level of performance over the FQ3 period was of a good standard for this time of year, with October 74, November 79 and December 74. The October and December figures can be explained through a number of issues, including staff annual leave and high winds and inclement weather.
								FQ2 2018/19 LEAMS - H&L The level of performance over the FQ2 period was July 77, August 78, September 78, this is a very good standard of performance given the high season, with performance levels consistently above the Council benchmark figure of 73.
LEAMS - Argyll and Bute monthly average (Cleanliness Monitoring Systems)	●	↑	75	79	75	80	Tom Murphy	FQ3 2018/19 LEAMS - A&B The level of performance is at a very good standard, the service uses the annual report from Keep Scotland Beautiful and monthly inspections to assess the data and make appropriate alterations to work schedules to ensure that the level of performance is maintained. The role of the amenity wardens have a key influence around littering and dog fouling to assist in maintaining the good level of performance.
								FQ2 2018/19 LEAMS - A&B The level of performance remains at a very good standard, the service uses the annual report from Keep Scotland Beautiful and monthly inspections to assess the data and make appropriate alterations to work schedules to ensure that the level of performance is maintained. The role of the amenity wardens have a key influence around littering and dog fouling to assist in maintaining the good level of performance

H&L Area Scorecard FQ3 2018-19								
Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Corporate Outcome No.3 - Children and young people have the best possible start								
No Area Committee Measures to report on for Corporate Outcome 3								
Corporate Outcome No.4 - Education, skills and training maximises opportunities for all								
HMIE positive Secondary School Evaluations - H&L (Authority Data)	●	⇒	0 %	0 %	0 %	0 %	Maggie Jeffrey	FQ3 2018/19 - H&L There were no HMIE Inspections carried out in Quarter 3. FQ2 2018/19 - H&L No inspections carried out during FQ1
Percentage of pupils with positive destinations - A&B (Authority Data)	●	⇒	92.0 %	94.7%	92.0 %	94.7%	Martin Turnbull	FQ3 2018/19 - A&B No update within this quarter, next update will be February 2019 FQ2 2018/19 - A&B A new approach to the publication of school leaver destination statistics has been developed by Scottish Government in partnership with Skills Development Scotland (SDS). SDS will no longer publish school leaver destination statistics but instead focus on the publication of the annual Participation Measure every August; reporting and providing more detailed analysis on a much wider group of young people (all 16-19 year olds). School Leaver Destination data for specific schools will now be collated from information available on Insight. Conformation of reporting arrangements and an analysis of the 17/18 cohort will be produced for FQ3 18/19
%HMIE positive School Evaluations Primary inc Gaelic (Authority Data)	●	⇒	75.0%	0.0%	75.0%	0.0%	Louise Connor	FQ3 2018/19 Inveraray Primary School is the only Primary School whose Inspection was finalised in FQ3 FQ2 2018/19 No schools inspections were finalised by HMIE during this period
HMIE positive Secondary School Evaluations - H&L (Authority Data)	●	⇒	75.0%	0.0%	75.0%	0.0%	Maggie Jeffrey	FQ3 2018/19 - H&L There were no HMIE Inspections during quarter 3 FQ2 2018/19 - H&L No HMIE Inspections were carried out

H&L Area Scorecard FQ3 2018-19								
Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Corporate Outcome No.5 - The economy is diverse and thriving								
Percentage of Pre-Application enquiries processed within 20 working days - H&L (Planning Applications)	●	↓	75.0 %	96.0%	75.0 %	88.5%	Peter Bain	FQ3 2018/19 - H&L Turnaround of pre-apps has been above the 75% target for four years now.
								FQ2 2018/19 - H&L Turnaround of pre-apps remains above the 75% target for the 15th consecutive quarter.
PR23_03-Percentage of Pre-application enquiries processed within 20 working days - A&B (Planning Applications)	●	↑	75.0 %	67.6%	75.0 %	69.0%	Peter Bain	FQ3 2018/19 - A&B Local targets have been met in 2 out of the 4 area teams, and a slight improvement on FQ2 has been observed. The resource issues in the MAKI team has necessitated prioritisation on processing statutory applications ahead of responding to pre-application enquiries. All statutory targets were achieved. A new Planning Officer has been recruited, and another colleague has returned from maternity so we expect to see further improvements in this area.
								FQ2 2018/19 - A&B Local targets have been met in 2 out of the 4 area teams. Performance is however affected by the severely depleted resources within the MAKI team which has necessitated prioritisation on processing statutory applications ahead of responding to pre-application enquiries.
								Pre-Application Performance There continues to be a significant year on year increase in pre-application submissions placing additional strain on decreasing resources. In 2016/17 the pre-app submission level was up 15.3% (an additional 177 enquiries) on the previous year. 2016/17 has also been a transitional year for DM with significant changes in key staff members at all professional levels of service provision. During this period delivery of timely pre-app responses has dipped below the service target of 75% but has in fact improved during FQ4 2016/17 (72.4%) and FQ 1 2017/18 (74.6%). The introduction of pre-app charging (Aug 2017) is expected to reduce demand for pre-app services and should make workloads more manageable, progress of pre-application submissions will continue to be monitored and micro-managed on a regular basis as part of individual officers work plans
Householder Planning Apps: Ave no of Weeks to Determine - H&L (Planning Applications)	●	↑	8.0 Wks	8.0 Wks	8.0 Wks	7.5 Wks	Peter Bain	FQ3 2018/19 - H&L Turnaround of H&L householder applications has been at or below the 8 week target for six years now, demonstrating consistency.
								FQ2 2018/19 - H&L Turnaround of H&L householder applications has been at or below the 8 week target for six years now, demonstrating consistency.
Householder Planning Apps: Ave no of Weeks to Determine - ABC (Planning Applications)	●	↑	8.0 Wks	7.6 Wks	8.0 Wks	7.4 Wks	Peter Bain	FQ3 2018/19 - A&B Householders applying for planning permission in Argyll and Bute continue to receive good service. Performance has remained below the 8 week determination target for over five years now.
								FQ2 2018/19 - A&B Householders applying for planning permission in Argyll and Bute continue to receive good service. Performance has remained below the 8 week determination target for over five years now.

H&L Area Scorecard FQ3 2018-19

Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Corporate Outcome No.6 - We have infrastructure that supports sustainable growth								
Street lighting - percentage of faults repaired within 10 days - H&L (Street Lighting - Maintenance)	●	↓	75%	69%	75%	11%	Kevin McIntosh	<p>FQ3 2018/19 - H&L Performance figures demonstrate a reduced performance from that which was achieved in FQ2 with recent sickness absence and annual leave hampering our ability to attend dark lamps in this particular locus. Our ability to utilise staff and an electrician from another area was limited due to Christmas light installations and some major faults affecting large number of street lights in a single locus/area. Cabling faults requiring dig ups and repairs meant that dark lamps could not be attended within desired timeframes. Recruitment exercise is being undertaken that will be the squad back to full strength and enable repair timescales to be better achieved.</p> <p>FQ2 2018/19 - H&L Overall performance has improved, though sickness absence has had an effect in western domains. Full compliment of staff and operatives should be available from Monday 22nd October. We would look to see continuous improvement in FQ3.</p>
RA14_05-Percentage of street lighting repairs completed within 10 days (Street Lighting - Maintenance)	●	↓	75%	74%	75%	25%	Kevin McIntosh	<p>FQ3 2018/19 - A&B Due to transformation, overdue jobs have increased slightly. Vacancies are being filled, therefore there will be a focus on reducing the overdue jobs.</p> <p>FQ2 2018/19 - A&B This area continues to perform well and having benefitted from the LED project, the reliability of lighting and improved in the Helensburgh and Lomond locus. Improved performance from Q1 with any dark lamps being attended timeously.</p>
Shanks - Percentage of Waste Recycled, Composted & Recovered (Waste Management Performance)		↓	No Target	50.0%	No Target	45.0%	John Blake	<p>FQ3 2018/19 45% recycled ,composted and recovered in Q3 (28.9% recycling/composting and 16.1% recovery). Year to date figure is 49.5% (31.6% recycling/composting and 17.9% recovery).</p> <p>FQ2 2018/19 50% recycling, composting and recovery in Q2 (32.9% recycling/composting and 17.1% recovery). Year to date is 52.2% (33.9% recycling/composting and 18.3% recovery).</p>
Islands - Percentage of Waste Recycled, Composted & Recovered (Waste Management Performance)		↓	No Target	42.7%	No Target	32.4%	John Blake	<p>FQ3 2018/19 32.4% recycling ,composting and recovery in Q3. Year to date figure is 34.9%.</p> <p>FQ2 2018/19 42.7% recycling and composting in Q2 . Year to date is 35.9% recycling and composting.</p>
H&L - % Waste Recycled, Composted & Recovered (Waste Management Performance)		↓	No Target	53.3%	No Target	52.6%	Alan Millar	<p>FQ3 2018/19 - H&L 52.6% recycling ,composting and recovery (44.8% recycling/composting plus 7.8% recovery). Year to date figure is 49.7% (41.4% recycling/composting plus 8.3% recovery).</p> <p>FQ2 2018/19 - H&L 53.3% recycling ,composting and recovery in Q2 (45.6% recycling/composting and 7.7% recovery). Year to date is 48.3% (39.8% recycling/composting and 8.5% recovery).</p>
RA24_02 - A&B Wide - Percentage of waste recycled, composted and recovered. (Waste Management Performance)	●	↓	40.00 %	50.3%	40.00 %	46.4%	John Blake	<p>FQ3 2018/19 - A&B 46.4% recycling, composting and recovery in Q3 (34.3% recycling/composting and 12.1% recovery). Year to date figure is 48.3% recycling, composting and recovery (34.9% recycling/composting and 13.4% recovery)</p> <p>FQ2 2018/19 - A&B 50.3% recycling, composting and recovery in Q2 (37.9% recycling/composting and 12.4% recovery). Year to date is 49.6% (35.8% recycling/composting and 13.8% recovery).</p>

H&L Area Scorecard FQ3 2018-19

Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Total number of Complaints regarding Waste Collection - H&L (Streetscene H&L)		↓	No Target	14	No Target	4	Tom Murphy	FQ3 2018/19 - H&L During the FQ3 period a total number of 4 waste collection complaints were registered in relation to waste and recycling collections. This level has dropped dramatically from last quarter's figure of 14. This level of performance from our waste collection service is excellent, considering the large number of properties both domestic and commercial and also the wide range of services being delivered from general waste collections, kerbside co-mingle collections, glass recycling and food waste kerbside collections
								FQ2 2018/19 - H&L During the FQ2 period a total number of 14 complaints were registered in relation to waste and recycling collections. This level has increased due to fleet issues. There has been a large number of vehicle breakdowns, hence the spike in complaints.
Total number of Complaints regarding Waste Collection - A&B (StreetScene)		↓	No Target	31	No Target	15	Tom Murphy	FQ3 2018/19 - A&B The total number of service complaints are lower this period than last which is very good given the inclement weather and vehicle breakdowns that occurred. In general terms all collections were carried out although in some areas they may have been a couple of days late. Where collections were running late this information was posted on the Council's web page to inform the public.
								FQ2 2018/19 - A&B Service complaints are low in comparison to roll out period of 3 weekly collection and we continue to provide a good service to the public.

H&L Area Scorecard FQ3 2018-19

Performance element	Status	Trend	Target FQ2 18/19	Actual FQ2 18/19	Target FQ3 18/19	Actual FQ3 18/19	Owner	Comments
Making It Happen								
H&L Teacher Absence (Education Attendance)	●	↑	1.50 Avg. days lost	1.48 Avg. days lost	1.50 Avg. days lost	1.34 Avg. days lost	Anne Paterson	<p>FQ3 2018/19 - H&L Although this quarter's performance has not been within target, there has been a slight reduction in absence overall. This is positive, given that the trend in FQ3 is for increased absence related to seasonal infections.</p> <p>FQ2 2018/19 - H&L H&L Continuing positive trend in good teacher attendance. Slightly higher than FQ1 but still within target</p>
A&B Teacher Absence (Education Attendance)	●	↓	1.50 Avg. days lost	1.05 Avg. days lost	1.50 Avg. days lost	1.48 Avg. days lost	Anne Paterson	<p>FQ3 2018/19 - H&L Whilst there was an increase this quarter, this measure remains within target. FQ3 is the quarter in which we see seasonal absences due to colds and flus and this increases the figures.</p> <p>FQ2 2018/19 - H&L Overall a positive trend, still well within target.</p>
H&L LGE Only (HR1 - Sickness absence ABC)	●	↑	2.36 Avg. days lost	2.88 Avg. days lost	2.36 Avg. days lost	2.70 Avg. days lost	Jane Fowler	<p>FQ3 2018/19 - H&L Although this quarter's performance has not been within target, there has been a slight reduction in absence overall. This is positive, given that the trend in FQ3 is for increased absence related to seasonal infections.</p> <p>FQ2 2018/19 - H&L H&L a slight increase this quarter and absence is above target. Overall absence rates show an increase in medical related absences which can be attributed in part to an aging workforce. We are also seeing higher levels of absence in the health and social care partnership across the area. This is particularly evident in Helensburgh and Lomond. Evidence shows that change can result in higher levels of stress related absence.</p>
A&B LGE Staff Summary - Combined Office & Non Office (HR1 - Sickness absence ABC)	●	↑	2.36 Avg. days lost	3.64 Avg. days lost	2.36 Avg. days lost	3.60 Avg. days lost	Jane Fowler	<p>FQ3 2018/19 - A&B Although this quarter's performance has not been within target, there has been a very slight reduction in absence overall. This is positive, given that the trend in FQ3 is for increased absence related to seasonal infections. These impact more on services that are customer facing, such as social care or catering. The Council continues to deliver on the attendance management procedures, ensuring that managers have up to date information on staff absence, are prompted to complete return to work interviews and can support their staff in accessing Occupational Health or Employee Assistance Programme support. Overall in local government, there is an increase in absence year on year. Some councils perform better than others by employing a dedicated absence management HR team to support managers. Argyll and Bute is in the 4th quartile for LGE staff in the most recent benchmarking report. Overall we are seeing increasing numbers of long term, medical related absences, attributed in part to an aging workforce. Stress related absence remains relatively high, in common with other Councils and we have a range of support mechanisms, as outlined above, to manage this.</p> <p>FQ2 2018/19 - A&B A&B For the third consecutive quarter LGE staff absence is above target. Overall absence rates show an increase in medical related absences which can be attributed in part to an aging workforce. We are also seeing higher levels of absence in the health and social care partnership across the area. Evidence shows that change can result in higher levels of stress related absence. It should also be noted that care workers and catering staff may exhibit higher rates of absence because if they have infections, they have a responsibility not to put their customer or clients at risk. The Council is working on preventative measures, including mental health first aiders, information on wellbeing initiatives, promoting stress risk assessments and we are currently working on an action plan to take forward activities highlighted in a recent employee Wellbeing Survey.</p>

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ARGYLL AND BUTE COUNCIL**HELENSBURGH AND LOMOND AREA
COMMITTEE****DEVELOPMENT AND
INFRASTRUCTURE SERVICES****21 MARCH 2019**

FESTIVE LIGHTING UPDATE

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to update members on the delivery of festive lighting across Helensburgh and Lomond in 2018, as well as the community handover arrangements now that the Council is ceasing to provide this non-statutory service. The report also seeks agreement on the disbursement of the remaining festive funding which is delegated to the Area Committee
- 1.2 Overall the outlook is very positive, and it is expected that community arrangement in place, at least in principle, by the end of this financial year. Each situation is slightly different from the last in terms of the historic provision; as well as the mix of skills, funding and capacity available to communities, with the result that this is a complex piece of work.

RECOMMENDATIONS

Members are asked to:

- Note the contents of this report;
- Agree the funding split as per the scoring matrix at 4.2.3 and the table at 4.2.4

ARGYLL AND BUTE COUNCIL
**HELENSBURGH AND LOMOND AREA
COMMITTEE**
**DEVELOPMENT AND
INFRASTRUCTURE**
5 MARCH 2019

FESTIVE LIGHTING UPDATE

2.0 INTRODUCTION

- 2.1 This report provides Members with an update on the delivery of festive lighting across Helensburgh and Lomond in 2018. The overall programme saw a mix of council-led and community-led festive lighting displays.
- 2.2 As per the Budget decision of February 2016, the Council is no longer in a financial position to deliver festive lighting. Community handovers are at various stages, with some complete and some still in progress.

3.0 RECOMMENDATIONS

Members are asked to:

- 3.1 Note the contents of this report;
- 3.2 Agree the funding split as per the scoring matrix at 4.2.3 and the table at 4.2.4

4.0 DETAIL
4.1 DELIVERY OF FESTIVE LIGHTING 2018

4.1.1 Festive lighting in Helensburgh and Lomond was delivered as follows:

Town/village	Delivery mechanism		Comments
	Council	Community	
Helensburgh		Community delivery via the Helensburgh Festive Lighting Charitable Trust. The Trust benefit from a qualified electrical engineer,	The group benefited from a grant of £10,000 from ABC to deliver the event.

		with the result that they did not need an electrical contractor for assistance, rather, they used a local window cleaning company to provide additional labour	
Arrochar; Rosneath; Kilcreggan; Garelochhead; Rhu; Cardross	ABC delivery		No firm community arrangement was possible for 2018, however, officers are engaging with the community councils in these areas to explore a collective solution.

4.2 FINANCIAL POSITION

4.2.1 The estimated balance of the H&L festive fund is noted in the table below. The total costs are not fully reconciled in the ledger because timesheets require to be verified and final invoices are awaited from suppliers/sub-contractors. The exact balance will be available after the end of the financial year.

Area	2017/18 spend	2018/19 budget	2018/19 spend (or committed)	Balance
HL	21,939	29,963	10,000 in grants Repairs and labour TBC	c. 15,000

4.2.2 The Environment, Development and Infrastructure Committee, at its meeting of 7 March 2018, agreed a paper on festive lighting which included a suggested guide for area committees to use in order to establish their pro-rata allocation of the remaining funds.

4.2.3 The scoring matrix is based on the historic provision and is as follows:

Item	Score
Lamppost or building mounted feature	1
Providing and dressing a tree	2
Cross carriageway feature	3
Dressing an existing tree/lighting existing features	1

4.2.4 Using this scoring matrix against the historic specification in each area gives the

following results:

Town/village	Points	Estimated funding available
Helensburgh	121	11,122
Cardross	1	587
Rhu	2	676
Garelochhead	2	676
Kilcreggan	2	676
Rosneath	2	676
Arrochar	1	587
TOTAL	131	15,000

5.0 CONCLUSION

5.1 The project to transition from Council-led to community-led festive lighting across Argyll and Bute is approaching a successful conclusion. Lighting events were delivered successfully in Helensburgh and Lomond in 2018 via a mix of Council and community groups.

6.0 IMPLICATIONS

6.1 Policy – none (ref Budget February 2016).

6.2 Financial – this paper contains a proposal for the disbursement of remaining funds

6.3 Legal – there is a template agreement for groups to sign up to which make the roles and responsibilities of both parties clear.

6.4 HR – none

6.5 Equalities – none

6.6 Risk – there is a risk that in future years community partners may approach the Council to fund their events due to a lack of independent revenue streams or external funding.

6.7 Customer Service – none

Executive Director of Development and Infrastructure, Pippa Milne
Policy Lead for Roads and Amenity Services, Cllr Roddy McCuish

11/2/19

For further information contact: Mark Calder, Project Manager, on 01546 604756

ARGYLL AND BUTE COUNCIL**HELENSBURGH AND LOMOND AREA
COMMITTEE****CUSTOMER SERVICES****21 MARCH 2019**

**HELENSBURGH AND LOMOND AREA COMMITTEE – DATES OF MEETINGS
2019/2020.**

1.0 SUMMARY

This report outlines scheduled meetings for the Helensburgh and Lomond Area Committee from August 2019 to June 2020.

2.0 RECOMMENDATIONS

- 2.1 Members are asked to endorse the agreed cycle of Area Committee meetings as detailed in the attached Appendix.

3.0 DETAIL

- 3.1 The Council at the meeting held on 29 November 2018 considered and agreed a programme of meetings from August 2019 to June 2020.

- 3.2 In accordance with this programme, Helensburgh and Lomond Area Committee meetings will take place on:-

Thursday 19th September 2019;
Thursday 19th December 2019;
Thursday 19th March 2020; and
Thursday 18th June 2020.

Pre-agenda briefings will take place two weeks before the Area Committee meeting.

- 3.3 It is intended that all meetings will commence at 9.30 a.m. and will be held in the Marriage Room, Helensburgh and Lomond Civic Centre.

- 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 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	Fairer Scotland Duty:	
5.5.1	Equalities – protected	None
5.5.2	Socio-economic Duty	None
5.5.3	Islands	None
5.6	Risk	None
5.7	Customer Service	None

Executive Director of Customer Services

11 February 2019

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

APPENDICES

Helensburgh and Lomond Area Committee Programme of Meetings – Appendix 1

HELENSBURGH AND LOMOND AREA COMMITTEE SCHEDULE OF MEETINGS 2019/2020

Reports to Governance and Law	Pre-Agenda Pack Issue	Pre-Agenda Briefing	Agenda Issue	AREA COMMITTEE	Venue	Start Time
Wednesday 28 th August 2019	Friday 30 th August 2019	Friday 6 th September 2019	Thursday 12 th September 2019	Thursday 19th September 2019	H&L Civic Centre	9.30 a.m.
Monday 25 th November 2019	Wednesday 27 th November 2019	Wednesday 4 th December 2019	Thursday 12 th December 2019	Thursday 19th December 2019	H&L Civic Centre	9.30 a.m.
Wednesday 26 th February 2020	Friday 28 th February 2020	Friday 6 th March 2020	Thursday 12 th March 2020	Thursday 19th March 2020	H&L Civic Centre	9.30 a.m.
Wednesday 27 th May 2020	Friday 29 th May 2020	Friday 5 th June 2020	Thursday 11 th June 2020	Thursday 18th June 2020	H&L Civic Centre	9.30 a.m.

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ARGYLL AND BUTE COUNCIL

Helensburgh and Lomond Area Committee

CUSTOMER SERVICES

21st March 2019

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 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 note the position as outlined in respect of the various properties.

4.0 DETAIL

4.1 The following properties have now been **sold**:-

- Old School House (Rainbow Centre), School Road, Kilcreggan
- Unit 1 Ferry Road, Rosneath
- Unit 2 Ferry Road, Rosneath (Needle and Anchor)
- Former Marriage Rooms, 25 West King Street, Helensburgh
- Scotcourt House, James Street, Helensburgh
- Former Hermitage Academy, Colgrain, Helensburgh

The following properties have now been **leased**:-

- Retail Shop and Store at 52 & 52A Sinclair Street – Chemist Store (Gordons)

The following properties have now had a **licence agreed**:-

- Kirkmichael Centre, Buchanan Street, Helensburgh (Argyll College) – 2 years until September 2019

The following properties have been **acquired** for operational purposes:-

- 1 West Clyde Street, Former Mariners, Public House

The following properties are **under offer**:-

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

4.2 The property is currently under offer with Peckham's who have obtained planning permission to convert the building into a bistro and deli on the ground floors with private dining and residential accommodation on the upper floors. All contractual matters have been addressed to mutual satisfaction.

4.3 In the days leading up to the previous completion date an external crack on one of the bay windows facing Sinclair Street was given further inspection by structural

engineers and was confirmed to be defective. The Council has appointed a structural engineer, stonemason and contractor to rectify the problem and allow the sale to proceed. During the repair it became apparent that one of the cracks through a large piece of sandstone was larger and more irregular than first thought so was unsuitable for repair / pinning and so it had to be completely replaced. There was a delay of 2 months whilst matching sandstone was sourced, agreed with planning department and then quarried.

- 4.4 Stonemasons returned to site in February 2019 with the new large sandstone elements and are expecting to complete the works in March or April. Peckhams have stated that they remain committed to delivery of this project and continue to invest heavily in design and preparation works ready for the completion date. Solicitors have been instructed to complete missives of the sale with the settlement date being the date occurring 7 days (or sooner) after the notification of completion of the structural repair work to the bay window to the satisfaction of the Council's appointed structural engineer.

Hermitage Park Depot, Sinclair Street – For Sale

- 4.5 The depot and associated workshop, cottage and greenhouse adjacent to Hermitage Park was vacated in 2017. The site was fully marketed as a development site in 2018 and a number of formal offers were received by the closing date.
- 4.6 In late February 2019, the preferred developer - Simply Develop Helensburgh - submitted an application to demolish the former depot buildings (some of which are fire damaged) and also a planning application to construct a new care home. Both applications are currently under consideration by the planning department with a decision likely to be forthcoming in summer 2019. The sale is conditional on a number of factors – one of which being the attainment of a suitable planning permission.

The following properties are **being marketed**:-

Blairvadach, Shandon by Helensburgh – Closing Date Set 1st March 2019

- 4.7 Blairvadach is large former Council Office building and substantial estate grounds. The property is allocated in the Local Development Plan for Housing for 115 units and is now being marketed for a second time in 2 years.
- 4.8 This new marketing exercise has been conducted 'in house' and supplemented by new social media and accessing property websites such as Rightmove, Zoopla and OnTheMarket.com. We have also used a new direct mailing list and drone photos / video.
- 4.9 Around a dozen expressions of interest have been submitted and a closing date of Friday 1st March has been set for potential purchasers to submit formal offers. Future updates will be provided to the Area Committee once offers have been considered.

Other notable property matters:-

- 4.10 Common repair works at **52 Sinclair Street, Helensburgh** – the Council owns a number of commercial and residential properties from the Co-op to Municipal Buildings on Sinclair Street. We are working with the residents association for this block to agree a programme of common repairs to the roof, stairwell and rainwater goods. There is likely to be a requirement to restrict access to the pavement whilst certain works are ongoing. Works are likely to commence in Spring / Summer 2019.

4.11 In the 2018/ 19 Budget the Council agreed to support Property Development and Estates deliver the ‘One Council’ approach. This new approach has seen a change in management of the Council’s land and buildings from a static or reactive position (where properties are considered to be held or owned by individual services) to a proactive property development service. The change aims to enable the Council to take a more effective, consistent and strategic corporate view to optimise value for money. It also allows operational departments to focus on the delivery of their core services and to enable any financial benefit from property or windfalls that may occur to be more transparently reported and captured.

4.12 The Council agreed aim of the One Council is to *make the most positive and efficient use of our property for the benefit the Council and our communities and to partnership with other landowners to realise potential in our area.*

4.13 H&L ‘One Council’ Projects that will be progressed in 2019/20 will be:-

- Helensburgh Waterfront – Retail Development
- Loch Lomond Landscape Park (by Duck Bay) – Tourism
- Hermitage Primary Annex – Undefined
- Stonafyne, Arrochar - Tourism

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 the Council
Legal	All property transactions will include liaison between the PDET and legal services as required.
HR	None
Equalities	None
Risk	None
Customer Service	None

Douglas Hendry, Executive Director of Customer Services,

28th February 2019

For further information contact:

Ross McLaughlin, Property Development Manager, 01436 658 914

ARGYLL AND BUTE COUNCIL**Helensburgh & Lomond Area
Committee****Development and Infrastructure
Services****21 March 2019**

**HELENSBURGH WATERFRONT DEVELOPMENT PROJECT
POSITION STATEMENT**

1.0 EXECUTIVE SUMMARY

1.1 The Helensburgh Waterfront Development Project is all about creating a vibrant and attractive waterfront for the town. The main feature of the project will be a new leisure facility incorporating a swimming pool, with associated parking and public realm works to meet the needs of the local community. At the same time the flood defences will be increased to address current flooding issues in the area. The new leisure facility will be run on behalf of the Council by the recently formed trust LiveArgyll.

1.2 The principle aims and objectives for the project are to:

- Develop Helensburgh as a great place to live, work and visit, by delivering a new state-of-the-art leisure facility and swimming pool which meets the needs of the Helensburgh and Lomond community
- Add to what has been achieved through other projects such as CHORD and Hermitage Park regeneration, which have created an attractive, vibrant and contemporary town Centre that is attracting residents, businesses and visitors to the area.
- To support the provision of a permanent Skatepark
- Encourage additional private sector investment in the waterfront area and town centre
- Through the steps above, support the Helensburgh and Lomond economy with increased opportunities for existing and new businesses

1.3 This report provides a progress update on the delivery of the Helensburgh Waterfront Development Project, including the following matters: Planning Permission; Marine Licence; RIBA Stage 4 – Technical Design; Procurement of the Main Works Contract; Development of the Full Business Case; Programme for delivering the project; and updated Financial Position.

2.0 RECOMMENDATIONS

Helensburgh and Lomond Area Committee members are invited to:

2.1 note progress update for the Helensburgh Waterfront Development

ARGYLL AND BUTE COUNCIL

**Helensburgh & Lomond Area
Committee**

Development and Infrastructure Services

21 March 2019

**HELENSBURGH WATERFRONT DEVELOPMENT PROJECT
POSITION STATEMENT**

3.0 INTRODUCTION

3.1 This report provides a progress update on the delivery of the Helensburgh Waterfront Development Project, including the following matters: Planning Permission; Marine Licence; RIBA Stage 4 – Technical Design; Procurement of the Main Works Contract; Development of the Full Business Case; Programme for delivering the project; and updated Financial Position.

4.0 RECOMMENDATIONS

Helensburgh and Lomond Area Committee members are invited to:

4.1 note progress update for the Helensburgh Waterfront Development

5.0 DETAIL

5.1 PLANNING APPLICATION STATUS UPDATE

5.1.2 At the 21st June 2018 Helensburgh & Lomond Area Committee, members approved the Stage 3 report allowing the project team to submit a full planning application for the Helensburgh Waterfront Development. The application was submitted to Argyll and Bute Council, as the Planning Authority, on the 20th July 2018, being fully validated on the 3rd August 2018.

5.1.3. Members will be aware that at the 23rd January 2019, PPSL full planning permission was granted subject to a number of planning conditions.

5.2 MARINE CONSTRUCTION LICENCE

5.2.1 Marine Scotland under the Marine (Scotland) Act 2010 Part 4 Marine Licence, have granted a Marine Construction Licence, dated 14th January 2019 for the construction of the rock armour at Helensburgh Pier as part of the Helensburgh Waterfront Development Works.

5.3 RIBA STAGE 4 – TECHNICAL DESIGN

5.3.1 RIBA Stage 4 – Technical Design; Constitutes the technical design of the project comprising: Planning Application; technical detailing and specification of all component parts; Building Warrant submissions; quantification and production of Bills of Quantities; Publication of the Contract Notice, selection of contractors to be invited to tender; the Issue of Invitations to Tender and concluding with a Contract Award for the Main Construction Works, subject of course to all of the necessary statutory permissions being in place and the project delivering a positive full business case.

5.3.2 Helensburgh & Lomond Area Committee at its meeting of 21st June 2018 authorised the project team to begin the Stage 4 Technical Design. The budget is in place for this stage of the projects' development to develop the technical design; secure all necessary statutory approvals; and bring forward the full business case.

5.3.3 Architectural – 90% complete

- We are currently assessing the feedback received from Building Standards and what, if any, revisions might be required to the detail of our proposals
- We are using Revit which is a single file database that can be shared among many users. It means that the various plans, sections, elevations, legends, and schedules are all interconnected, and if you make a change in one view, then the other views are automatically updated.
- Architectural drawings and technical specifications were issued to the Cost Managers for billing purposes at the end of January.

5.3.4 Mechanical and Electrical – 90% complete

- Mechanical technical information, drawings and technical specifications issued to the Cost Managers for billing purposes at the end of January.
- Electrical technical information, drawings and technical specifications issued to the Cost Managers for billing purposes at the end of January.

5.3.5 Geotechnical Engineering – 95% complete

- All aspects of the geotechnical engineering requirements specific to the project have been addressed and resolved, 95% complete.
- Water monitoring on the site has been instructed and is ongoing.

5.1.6 Civil Engineering – 90% complete

- Technical and construction detailing of the car park and access roadway at the Sinclair Street junction completed with specification and detailed drawing issued to the Cost Managers for billing purposes at the end of January.

5.3.7 Structural Engineering – 90% complete

- Primary and secondary steel designed and detailed, with specification and detailed drawing issued to the Cost Managers for billing purposes at the end of January.

5.3.8 Landscaping- 95% complete

- The general design detailing and specification relating to the hard and soft landscaping complete, drawings and technical specifications issued to the Cost Managers for billing purposes at the end of October.

5.3.9 Marine Engineering

- Marine Engineering design detailing retaining walls, flood defence and slipway completed, with specification and detailed drawing issued to the Cost Managers for billing purposes at the end of January.

5.4 PROCUREMENT PROCESS UPDATE

5.4.1 In Autumn 2018 we completed a market engagement exercise via a Prior Information Notice (PIN) on the Public Contracts Scotland (PCS) website. There were 31 separate noted interests to the PIN on PCS, and we received 5 responses to our Request for Information. The general consensus from the market was that our programme assumptions and indicative construction methodology were reasonable and deliverable.

5.4.2 As part of the next stage of the procurement process, publication of the Contract Notice and the issue of the European Single Procurement Document (ESPD), which replaced the old Pre-Qualification Questionnaire (PQQ), was issued on 4th February 2019.

5.4.3 With the issue of the Contract Notice for the 'HELENSBURGH WATERFRONT FLOOD DEFENCE, AMENITIES & LEISURE SERVICES IMPROVEMENTS' to Public Contracts Scotland (PCS), which initiates the formal procurement exercise for the Principal Works Contractor, the key milestones for the next stages are as follows:

- Deadline for Submission of European Single Procurement Document (ESPD) by interested parties is 11th March 2019 (this used to be referred to as the Pre-Qualification Stage)
- Following the assessment of the ESPD submissions, we expect to issue the Invitation to Tender to suitable candidates on 23rd April 2019
- Deadline for returning Tenders would be 7th June 2019
- Contract award following Full Business Case (FBC) approval towards the end of August 2019.

5.4.4 Members will wish to note that starting the procurement exercise for the main works contract will provide hard market data and prices, which will enable the project team to make subsequent and informed recommendations to the Committees of the Council with respect to the affordability of the project overall.

Starting the procurement exercise in no way commits the Council to awarding any contract, nor does it commit any significant capital expenditure at this stage.

5.5 FULL BUSINESS CASE

5.5.1 The preparation of the Full Business Case (FBC) is being undertaken in accordance with HMT Green Book Guidance. The FBC development is a mandatory part of the business case development process, which is completed following procurement of the scheme – but prior to contract signature – in most public sector organisations.

5.5.2 The purpose of the FBC is to:

- Identify the ‘market place opportunity’ which offers optimum Value For Money (VFM);
- Set out the negotiated commercial and contractual arrangements for the deal;
- Demonstrate that it is ‘unequivocally’ affordable;
- Put in place the detailed management arrangements for the successful delivery of the scheme.

5.5.3 It should be noted that if the Outline Business Case (OBC) has been prepared in accordance with HMT Green Book Guidance and the procurement run in accordance with accepted and established best practice, much of the work involved in developing the FBC will simply focus on updating the OBC and documenting the outcomes of the procurement rather than starting from scratch.

5.6 PROGRAMME UPDATE

5.6.1 The project’s development has been proceeding on the basis of the key milestones approved by members in June 2018 with the approval of the Stage 3 End Stage Report. We have developed further detail in respect of the Work Breakdown Structure (WBS) for Stage 4, including the procurement of the works contract and the development of the FBC following the determination of our Planning Application.

Delay in obtaining Planning Permission has meant that dates have slipped back by three months.

Project Programme		
Stage	Milestone/ Product/ Activity	Target Date (March 2019)
1	Procurement of external Consultants	March 2017 to July 2017
2	External Cost Consultant Appointment	4th August 2017

Project Programme		
Stage	Milestone/ Product/ Activity	Target Date (March 2019)
3	External Design Team Appointment	18th August 2017
4	Stage 3 – Developed Design	August 2017 to June 2018
5	Planning Approval Process	June 2018 to February 2019
6	Stage 4 – Technical Design	June 2018 to February 2019
7	Building Warrant Process	July 2018 to January 2019
8	Full Business Case Approval	15 th August 2019
9	Procure Main Works Contractor	1 st February 2019 to 30 th August 2019
10	Main Works Contractor Appointment and Mobilisation Period	8 th August 2019 to 30 th August 2019
11	Construction Period	September 2019 to October 2021
12	New Swimming Pool Opens	October 2021
13	Demolition of Existing Pool and Completion of Landscaping/Car Park	October 2021 to March 2022

Note: all dates are indicative and subject to the award of the main works contract, and the subsequent submission of the Master Works Programme by the Contractor.

6.0 BUDGET

6.1 In December 2018 Members recommended to the Policy and Resources Committee that additional funding should be made available for the delivery of environmental improvements/public realm works at the north of the site. At the 21 February 2019 Full Council Budget meeting, Members approved this additional budget allowance, taking the approved budget to **£19,510,680**. Whilst this is a major commitment of capital, we recognise that there are still expected to be significant challenges to overcome, including:

- Overall affordability of the project at a time of a reduced capital budget within the Council, and with an expectation that the year-on-year situation is unlikely to show an improvement in the short to medium term.
- Reduced availability of capital funding from external sources, with the focus moving away from local authorities and towards community and third sector organisations.
- Availability of construction resources, including engineering personnel, general labour, plant, equipment and materials with a number of nationally important projects coming on stream e.g. HS2, A9 Dualling etc.
- Impact of Construction Industry Inflation on the affordability of the project e.g. Input prices for materials and fuels rose by 4.7% in the year through January 2018, and according to the Construction Products Association, 82% of civil engineering contractors and 82% of main construction contractors reported higher raw materials prices passing through the supply chain over the final quarter of 2017, with the expectation that 2018 would show a similar trend. Construction Industry Inflation forecasted at a 1% tender price growth for both 2019 and 2020, increasing in the longer term to 1.5% in 2021 and 2022.
- The cost of diverting or tying-in to existing utilities
- Appeal of the contract opportunity to the market place

7.0 CONCLUSION

7.1 The Helensburgh Waterfront Development project is a complex, multi-disciplinary project that includes a number of: design and construction interfaces; statutory approvals; construction logistics; and utility diversion and upgrading requirements.

7.2 The Project Team has published the Contract Notice for the main works contract, and subject to securing the necessary planning permission, and subsequently to bring forward the FBC and Contract Award Recommendation for approval following summer recess in 2019.

8.0 IMPLICATIONS

8.1. Policy

The delivery of these projects fits with, as appropriate, the Council's Corporate Plan, Single Outcome Agreement, Economic Development Action Plan and approved Local Development Plan key actions and policy for safeguarding our

built heritage and town Centre regeneration.

8.2 Financial

In order to progress the Helensburgh Waterfront Development to detailed design stage, secure statutory approvals and come forward with a FBC, design and cost consultants services are being funded from the £1m project development funding approved by P&R in August 2016. In December 2018 Helensburgh & Lomond Area Committee Members recommended to the Policy and Resources Committee that additional funding should be made available for the delivery of environmental improvements/public realm works at the north of the site. At the 21 February 2019 Full Council Budget meeting, Members approved this additional budget allowance, taking the approved budget to **£19,510,680.**

8.3 Legal

Legal Services will provide support as and when required.

8.4 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.

8.5 Equalities/Fairer Scotland Duty

An Equalities and Social Inclusion Assessment will be undertaken during the next stage of project development and reviewed on a regular basis as the project progresses.

8.6 Risk

The Helensburgh Waterfront Development Project has a costed Risk Register which is regularly monitored and updated, with reports provided to members at key project milestones.

8.7 Customer Service

None.

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

6 March 2019

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

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

PLANNING PERMISSION

REFERENCE NUMBER: 18/01614/PP

**Argyll And Bute Council
Property Design Team
Kilmory Castle
Kilmory
Lochgilphead
Scotland
PA31 8RT**

I refer to your application dated 20th July 2018 for planning permission in respect of the following development:

Erection of new leisure building including swimming pool, improved flood defences, new car park including public realm works and demolition of existing swimming pool

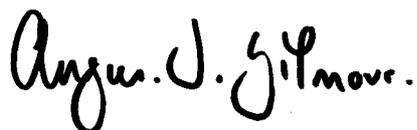
AT:

Helensburgh Swimming Pool 1B West Clyde Street Helensburgh Argyll And Bute G84 8SQ

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant planning permission for the above development in accordance with the particulars given in the application form and docketed plans subject however to the conditions and reasons detailed on the following page(s).

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments and is not a Building Warrant.

Dated: 28 January 2019



Angus J. Gilmour
Head of Planning, Housing and Regulatory Services



REFERENCE NUMBER: 18/01614/PP**Erection of new leisure building including swimming pool, improved flood defences, new car park including public realm works and demolition of existing swimming pool
AT:****Helensburgh Swimming Pool 1B West Clyde Street Helensburgh Argyll And Bute G84 8SQ**

The planning application as detailed above is subject to the following conditions:

1. The development shall be implemented in accordance with the details specified on the application form dated 20.7.2018 and the approved drawing reference numbers

1251-DB3-B01-01-DR-A-2000	Basement Plan
1251-DB3-B01-01-DR-A-2001	Ground Floor Plan
1251-DB3-B01-01-DR-A-2002	First Floor Plan
1251-DB3-B01-01-DR-A-2003	Roof Plan
1251-DB3-B01-ZZ-DR-A-20200	Proposed Elevations
1251-DB3-B01-ZZ-DR-A-20301	General Sections 1
1251-DB3-B01-ZZ-DR-A-20302	General Sections 2
1251-DB3-B01-ZZ-DR-A-90000	Site Location Plan
1251-DB3-B01-ZZ-DR-A-90001	Existing Site Plan
1251-DB3-B01-ZZ-DR-A-90002	Proposed Site Plan Rev E
1251-DB3-B01-ZZ-DR-A-90003	Existing Site Sections
1251-DB3-B01-ZZ-DR-A-90004	Proposed Site Sections
00045-02-003E	Proposed Site Plan
00045-02-004G	Proposed Sections
00045-02-005G	Site Sections
00045-02-006 I	Alternate Indicative Method of Construction
00045-02-007C	South-West Slipway Section
00045-02-008B	Proposed East Slipway
00045-02-009D	Flood Defence Construction Sequence
00045-02-010C	Retaining Wall and Sections
00045-02-011B	Outline Traffic Management Plan
1450-01/D	Landscape Proposals West Boundary and Pier
1450-02/E	Landscape Layout and Finishes
1450-03/B	Soft works Specifications
1450-04/C	Landscape Layout Waterfront Walkway
1450-05/A	West Boundary and Pier Sections
1450-06/B	Landscape Layout West Clyde Street
G17050_281_2	Existing Drainage Layout
G17050_280_3	Preliminary Drainage Strategy Layout and SuDS
G17050_200	Proposed Surface Water Drainage Layout
Entrance Visual	3D Image
South Context Visual	3D Image
West Elevation Visual	3D Image
Existing Swimming Pool	1 of 3
Existing Swimming Pool	2 of 3
Existing Swimming Pool	3 of 3
1251-DB3-B01-EX-DR-E-63 01	Proposed External Lighting Scheme
1251-DB3-B01-EX-DR-E-63 02	Proposed External Lighting Scheme

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town

and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to development commencing, an Environmental Management Plan shall be submitted to and approved in writing by the Planning Authority. The Plan shall address requirements arising from the construction phases of the development and shall inform the production of construction method statements. This shall include details of the following:
 - o A construction method statement to demonstrate how potential impacts on otters and their safety shall be incorporated into normal site working practices and having regard to the recommendation contained in the Protected Species Survey Report
 - o In the event that piling is required a noise impact assessment on Marine Mammals together with proposed mechanisms to mitigate any identified adverse impacts
 - o A ground works phasing and waste management plan associated with movement/storage of all waste materials.
 - o Details of the location of construction compounds to be formed
 - o Details of the number of existing parking spaces lost at each main construction phase of the development in order to minimise the loss of existing parking during construction.
 - o Details of any external lighting to be used during construction
 - o Full land restoration details; to ensure that the land within the application site where it has been physically altered by the construction of the development or demolition of existing buildings/structures and the ground level raised, is restored to an acceptable appearance.
 - o Details of arrangements to retain access for emergency services to the far southern pier head area delineated as area 16 in the proposed site plan.
 - o Adherence to the requirements of any other submitted and approved details and other conditions

The development shall be implemented in accordance with the duly approved Environmental Management Plan unless any variation thereof is agreed in writing by the Planning Authority.

Reason: To ensure unacceptable environmental, wildlife or amenity consequences do not arise due to the construction of the development and appropriate mitigation measures, where required, are implemented.

3. No development shall be commenced until the following plans and particulars have been submitted to and approved in writing by the Planning Authority in consultation with the Head of Roads. Thereafter the development shall be implemented in accordance with the approved details. Such details shall incorporate:
- (i) A detailed construction method statement including the construction phasing and the material delivery plan.
 - (ii) The interim car parking arrangements to address the loss of existing parking provision during the construction phases.

Reason: In the interests of roads safety and to maximise available parking spaces availability during construction.

4. No public use of the building shall commence until a minimum of 155 parking spaces (including disabled spaces) and all vehicular servicing areas associated with the operational use of the building have been provided in accordance with the details hereby approved. Thereafter the remaining parking spaces shall be provided within 12 months of the building being first brought into use.

Reason: In the interests of roads and pedestrian safety and to ensure that there is sufficient parking to support the leisure facility and town centre.

5. Notwithstanding the effect of condition 1, no development shall commence until samples and/or full details of materials to be used in the construction of:
- (i) external material finishes of the building
 - (ii) any other visible walls/retaining structures to be constructed;
 - (iii) roads and parking areas;
 - (iv) footpaths;
 - (v) shared surfaces

have been submitted to and agreed in writing by the Planning Authority. The development shall thereafter be completed using the approved materials, or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to secure the use of appropriate materials in the interests of visual amenity.

6. No occupation of the approved building shall commence until details for the arrangements for the storage, separation and collection of waste from the site, including provision for the safe pick-up by refuse collection vehicles, have been submitted to and approved in writing by the Planning Authority. Thereafter the duly approved provision shall be implemented prior to the first occupation of the building.

Reason: In order to ensure that satisfactory arrangements have been made for dealing with waste on the site in accordance with Policy SG LDP SERV 5(b).

7. Details the specific species and size/mix/numbers of the proposed planting throughout the site on those areas identified to be landscaped shall be submitted for the written approval of the Planning Authority in consultation with the Biodiversity Officer within six months of the date of this permission, together with details of the proposed maintenance regime associated with the planting and clarifying the parties responsible for such future maintenance. Thereafter the duly approved planting shall be implemented in the first available planting season following the substantial completion of the development. Any planting which fails to become established, dies, becomes seriously diseased or is removed within the first 12 months of having been planting shall be replaced in the following planting season with equivalent sizes and species as those originally required to be planted.

Reason: In the interests of amenity and biodiversity.

8. No construction plant and/or machinery shall be operated on the site outwith the following times: 08.00 - 18:00 Monday - Friday, 08:00 - 13:00 Saturday. No construction plant and /or machinery shall be operated at any time on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Planning Authority in consultation with Environmental Protection.

Reason: In order to control noise nuisance in the interest of amenity.

9. Prior to commencement of development, full details of all external lighting shall be submitted to and approved in writing by the Planning Authority. Such details shall include the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any glare or light spillage outwith the site boundary. Thereafter the development shall be completed in accordance with these details

Reason: In order to avoid light pollution in the interest of amenity

10. Notwithstanding the provisions of Condition 1, the development shall be implemented in accordance with the flooding amelioration details and recommendations set out in the Kaya Flood Risk Assessment (December 2018) and approved plans; 00045-02/004G, 00045-02/005G, 00045-02-006I, 00045-02-007C, 00045-02-10C and 1450-04/C

1. Finished floor level of the main building to be at least 5.4 mAOD. Finished floor level of the plant room to be at least 4.7 mAOD. The plant room shall incorporate additional flood mitigation measures including raised equipment and a flood proof access door. Details of the flood proof access door shall be submitted to the Planning Authority for their written approval prior to the use of the building commencing.

2. The site operator(s) of the building, car park, and coastal defences shall maintain the approved flood mitigation measures through the lifetime of the development.

3. A severe weather plan shall be developed, and thereafter implemented by the site operator(s) of the building, car park and pathways adjacent to the coastal defences prior to the use of these areas by members of the public. This shall include actions to be undertaken in the event of forecast or actual severe weather (including high winds and flooding) such as closure of the public footway at the flood defences, management of the plant room fire exit door during a severe weather event, and safe evacuation of the site. Full details of this plan shall be submitted to and approved in writing by the Planning Authority prior to the building and other land being brought into use by members of the public.

Reason: In order to ensure appropriate mitigation for flood risk and to safeguard public safety.

11. Prior to development commencing, details of the intended means of surface water drainage to serve the development, and in particular the land adjacent to the sea wall defences, shall be submitted to and approved in writing by the Planning Authority in consultation with SEPA. The duly approved scheme shall be implemented in full concurrently with the construction of the development and shall be operational prior to the occupation of the development and maintained as such thereafter.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

12. Prior to the first occupation of the building, a comprehensive Green Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The Travel Plan shall include details of:
- i. The proposed monitoring schedule and reporting procedures;
 - ii. The management of the Travel Plan identifying the persons responsible for implementation;
 - iii. Proposed pedestrian and cycle infrastructure within the site and connections to existing networks;
 - iv. Cycle parking provision and location within the site;
 - v. Measures to improve public transport facilities;
 - vi. Initiatives such as, electric car facilities, car share scheme and flexible working;
 - vii. Employee locker facilities;
 - viii. Travel information to be provided within the site.

Thereafter the provisions of the plan shall be implemented as part of the operation of the approved development.

Reason: To ensure an appropriate level of public transport infrastructure is available to residents of the new development.

13. Prior to commencement of development, an assessment of the condition of the land shall be undertaken, submitted and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site and identify any potential risks to human health, the water environment, property or designated ecological sites.

Where contamination is identified, then a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared and be subject to the approval in writing of the Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development with the exception of those actions required to carry out remediation unless otherwise agreed in writing by the Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation must be produced, and is subject to the approval in writing of the Planning Authority.

Reason: In order to ensure that contamination issues on the site have been fully investigated and remediated.

14. The level of noise emanating from the site following commencement of the permitted use shall not exceed the established background noise level LAeq (90) at the survey location by more than 5dB(A) unless otherwise approved in writing by the Planning Authority. Any plant and machinery should not produce any noise that has a distinguishable, discrete, continuous note or distinctive impulses.

Reason: In order to avoid noise nuisance in the interest of amenity.

15. Prior to the removal of the existing skate park, details of the proposed temporary skate park to be reinstated following the raising of the land shall be submitted to and approved in writing by the Planning Authority. These details shall include the location and type of equipment to be reinstated and timescales for the reinstatement of this facility which should be adhered to unless as otherwise agreed in writing.

Reason: To ensure the continued provision of a skate park facility until an application relating to a permanent new facility is submitted and approved

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 18/01614/PP

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. Details of how to appeal are noted below.

ePlanning – By using the online appeal function through the ePlanning website www.eplanning.scotland.gov.uk.

Scottish Government Website – Appeal forms and guidance notes are available from the DPEA pages of the Scottish Government Website www.scotland.gov.uk/dpea The forms can then be completed electronically or printed and completed by hand.

Paper form - By telephone to 01324 696400 or in writing to DPEA, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR requesting paper copies of the form and guidance notes.

The notice of appeal should be addressed to the Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR with a copy forwarded to the Council at the same time.

2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and County Planning (Scotland) Act 1997(as amended).

APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application 16/01614/PP

- (A) Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended).

N

- (B) The reason why planning permission has been approved.

It is considered that the location, scale and design of the building is acceptable and that the design approach assists in breaking up the overall scale and massing of the building. The use of a clear entrance detail is also welcomed as it provides an architectural focus to the building clearly defining its main entrance. A condition requiring details of all external finishes shall be imposed to ensure that the actual materials to be used are acceptable.

Flooding solutions proposed in respect of protecting not only the proposed building, but also raising the height of the remainder of the larger site to make it suitable for future development is to be welcomed. The building is located and designed to ensure that it does not undermine or compromise the future development of the northern section of the site as is required by both the 2009 and 2012 Masterplan Addendum.

It is the opinion of officers that the proposal is in accordance with the 2012 Masterplan Addendum. The function of a Masterplan is not to "set in stone" future planning applications in terms of exact locations and design, but to provide a framework and guidance to work within. The proposed Leisure building will be located to the south of the site and will leave space for a potential future retail use facing onto west Clyde Street in accordance with the 2012 Masterplan Addendum requirements. That it is in a slightly different location to the approved masterplan is not considered a material departure given adherence to the overall Masterplan layout rationale.

Officers are of the opinion that subject to the imposition of appropriate conditions that the proposal are of an appropriate design and scale for the civic function of the building and accord with the policies of the LDP. Given this, it is recommended that planning permission should be granted.

INFORMATIVES

1. The length of this planning permission: This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
4. Notwithstanding the requirements of condition 13 in respect of addressing site contamination issues, the applicant's attention is drawn to the requirements of CAR General Binding Rule 10 to ensure all reasonable steps are taken to ensure discharge associated with construction does not result in pollution of the water environment.
5. All external lighting should be designed in accordance with the Scottish Government's Guidance Note "Controlling Light Pollution and Reducing Light Energy Consumption" 2007, Annexes A and B. Site specific advice may be obtained by contacting the Council's Environmental Health Officers.
6. The road improvements within West Clyde Street and at the junction with Sinclair Street will require approval under Section 56 of the Roads Scotland Act 1984. Contact should be made with the Argyll and Bute Council Head of Roads.

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ARGYLL AND BUTE COUNCIL**HELENSBURGH AND LOMOND AREA
COMMITTEE****DEVELOPMENT AND
INFRASTRUCTURE SERVICES****21 MARCH 2019**

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 20 December 2018 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. The construction of a further 285m long section of the route, linking Cardross Station to the Geilston Burn, is now planned for summer 2019. This section will be routed via Geilston Park [unadopted road], Cardross Playing Fields and Cardross Park.
- 1.3. Following the provision of updated design drawings and updated land acquisition requests to landowners on the route of Phase 1 (Moss Road, Colgrain to Cardross), instructions have been given to the Council's Estates Team to progress the necessary land negotiations. Negotiations have been continuing between the Council and landowners in order to progress the necessary land acquisition.
- 1.4. To ensure the time necessary to progress land negotiations is available, it is proposed that the submission of a recommendation in relation to the need for a Compulsory Purchase Order (CPO) to this Committee for Phase 1 of the project will remain as 20 June 2019. Should this Committee be minded to recommend the need for a CPO, the CPO will require to be submitted for approval by full Council.
- 1.5. The contract for a design contractor to progress the design of Phase 2, linking Ferry Road, Cardross to Dumbarton, has been tendered and awarded to WSP UK Ltd. This contract requires initial designs to be prepared for summer 2019 with detailed plans developed for spring 2020. A public consultation to support identification of the preferred route will be undertaken in late spring 2019.

ARGYLL AND BUTE COUNCIL

HELENSBURGH AND LOMOND AREA
COMMITTEE

DEVELOPMENT AND
INFRASTRUCTURE SERVICES

21 MARCH 2019

Helensburgh, Cardross and Dumbarton Cycleway Update

2.0 INTRODUCTION

- 2.1. This report updates Members of the progress made since the Helensburgh and Lomond Area Committee on 20 December 2018 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.
- 2.2. Full details of the project, including previous progress is available in the project update reports previously presented to this Committee, most recently on 20 December 2018.

3.0 RECOMMENDATIONS

- 3.1. It is recommended that the Helensburgh and Lomond members:
 - 3.1.1. Note the appointment of a design contractor to progress the route identification and design development for the phase of the route from Ferry Road, Cardross to Dumbarton.
 - 3.1.2. Note the intention to hold a public consultation event to support identification of the preferred route from Ferry Road, Cardross to Dumbarton.
 - 3.1.3. Note the continued commitment to construct the approx. 285m section of the route along Geilston Park [unadopted road] and through the Cardross Playing Fields and Cardross Park, now planned for 2019/20.

4.0 DETAIL

Finances

- 4.1. At time of writing a total of £140,000 committed funding is available to the project, this consists of £50,000 Section 75 monies, £20,000 committed 2018/19 funding from SPT (downturned from £100,000), £20,000 committed 2018/19 construction funding from SUSTRANS (downturned from £100,000) and £50,000 committed 2018/19 SUSTRANS design funding for outline phase 2 designs.

- 4.2. Funding applications for 2019/20 have been submitted to SPT (£100,000) and SUSTRANS (£100,000) to support the construction of further section(s) of the route in 2019/20. A second application to SUSTRANS (£50,000) has been submitted to allow the detailed design of the section of route from Ferry Road, Cardross to Dumbarton to be progressed.

Phase 1: Helensburgh to Cardross

- 4.3. In 2019/20 it is planned to construct a 285m section of the route within Cardross from Cardross Station to the Geilston Burn. This section will route via Geilston Park [unadopted road], Cardross Playing Fields and Cardross Park. As previously reported to this Committee, this work had been planned for Oct/Nov 2018. However, this timescale has now slipped to summer 2019. The delay is due to an inability to access the land required this financial year due to other works being undertaken by Network Rail. Meanwhile work is ongoing between the Legal Service and the landowner's solicitor to finalise the legal agreement with the landowner. The Strategic Transportation Team is working with the Roads Service to ensure that the section of the cycleway is delivered in 2019/20.
- 4.4. Following provision of the updated drawings and land acquisition offers to relevant landowners for Phase 1 (Cardross to Helensburgh), the Council has been in active negotiations with landowners to seek to progress to a negotiated settlement to acquire the necessary land.
- 4.5. To ensure the necessary time to progress land negotiations is available it is planned that the submission of a recommendation to this Committee in relation to the need for a Compulsory Purchase Order (CPO) for Phase 1 of the route (Cardross to Helensburgh) will be made on 20 June 2019. Should this Committee be minded to recommend the need for a CPO, the CPO will require to be submitted for approved by full Council.

Phase 2: Cardross to Dumbarton

- 4.6. The £50,000 funding application for 2018/19 approved by SUSTRANS has allowed the Council to engage WSP as external design consultants to progress outline design for the section of the route linking Cardross with Dumbarton in spring 2019. Utilising external consultancy assets for this work will ensure that this does not impact on internal Council resources required for and focused on progressing and delivering the Phase 1 Helensburgh to Cardross section of the cycleway.
- 4.7. The contract to engage an external design consultant for Phase 2 was awarded to WSP UK Ltd on 22 February 2019. This contract will support initial designs to be prepared for summer 2019 with detailed plans developed for spring 2020. A key component of this contract is for the design team to engage with landowners throughout the design process in order to identify landowner concerns at the earliest stage and to develop a design which, as far as reasonable, manages landowner concerns. A public engagement event will be held in late spring 2019 to allow residents, other members of the public and the Community Council to input to the selection of the preferred route for this section of the cycleway.

Helensburgh: Hermitage Academy to Town Centre

- 4.8. An application has been submitted to Sustrans for funding in 2019/20 to allow the Council to engage external consultants to lead the community consultation to identify the preferred route(s) and design for the cycleway within Helensburgh. Utilising external consultancy assets for this work will ensure that this does not impact on internal Council resources required to and focused on progressing and delivering the Phase 1 Helensburgh to Cardross section of the cycleway.

Delivery Programme

- 4.9. As detailed in 4.4, full design drawings for Phase 1 have been delivered by the Roads Service Design Team. The delivery of these drawings has enabled the Council's Estates Team to seek to progress land acquisition with the relevant landowners by providing copies of the drawings and update land purchase offers to the relevant landowners.
- 4.10. As detailed in the report to this Committee on 20 December 2018, submission of a recommendation to this Committee in relation to the need for a Compulsory Purchase Order (CPO) for Phase 1 of the project is planned on 20 June 2019. Should this Committee be minded to recommend the need for a CPO, this will require to be submitted to full Council for approval. This timescale is compatible with the programme and final delivery date of the project.
- 4.11. Appendix 1 provides an outline programme of the key stages and forecast timescales for each section of the Phase 1: Helensburgh to Cardross section of the cycleway, Phase 2: Cardross to Dumbarton and Helensburgh: Hermitage Academy to Town Centre.
- 4.12. Appendix 2 provides an update on Land Negotiations for Helensburgh, Cardross and Dumbarton Cycleway. **[EXEMPT]**

5.0 CONCLUSION

- 5.1. Completion of the Helensburgh, Cardross and Dumbarton Cycleway will provide a dedicated, high quality, accessible walking and cycle route linking Helensburgh, Cardross and Dumbarton. This route will provide opportunities for all in the Helensburgh – Cardross – Dumbarton corridor to travel more sustainably and actively by walking and cycling.
- 5.2. Construction of the phase of work
- 5.3. The active negotiations being undertaken with relevant landowners in Phase 1 and the appointment of a design consultant for develop Phase 2 of the project both demonstrate continued progress with this project.

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 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 Services to** Continued input will be required from Legal support contractual agreements and land purchase including a CPO should this 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.

Executive Director of Development and Infrastructure, Pippa Milne
Policy Lead Councillor Aileen Morton

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

Appendix 1: Helensburgh, Cardross & Dumbarton Cycleway Programme
Appendix 2: Update on Land Negotiations for Helensburgh, Cardross and Dumbarton Cycleway [EXEMPT]

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Appendix 1: Helensburgh, Cardross & Dumbarton Cycleway Programme

Activity	2017/18				2018/19				2019/20				2020/21				2021/22				2022/23				2023/24			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4																
Funding Applications				Green				Green																				
Phase 1: Helensburgh to Cardross	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green																
Route Design: Helensburgh to Cardross	Blue	Blue	Blue	Blue																								
Land Purchase Negotiations: Helensburgh to Cardross		Orange	Orange	Orange	Orange	Orange	Orange	Orange																				
CPO Process (if required):																												
- Provide CPO recommendation to H&L Area Committee									Green																			
- Develop CPO										Orange																		
- Gain Full Council approval for CPO											Green																	
- Advertise CPO											Red	Red																
- Lodge CPO with Scottish Government																												
- CPO Process																												
Construction: Helensburgh to Cardross																												
Construction of Helensburgh to Cardross Phase 1 (assuming negotiated purchase)											Green																	
Construction of Helensburgh to Cardross Phase 2 (assuming negotiated purchase)												Green	Green															
Construction of Helensburgh to Cardross Phase 3 (assuming Compulsory purchase required)																							Green	Green				
Construction of Helensburgh to Cardross Phase 4 (assuming Compulsory purchase required)																								Green	Green	Green		
Phase 2: Cardross to Dumbarton					Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green												
Route Design: Cardross to Dumbarton					Green	Green	Green	Green																				
Land Purchase Negotiations: Cardross to Dumbarton																												
CPO Process (if required):																												
- Provide CPO recommendation to H&L Area Committee											Green																	
- Develop CPO											Orange																	
- Gain Full Council approval for CPO												Green																
- Advertise CPO												Red	Red															
- Lodge CPO with Scottish Government																												
- CPO Process																												
Construction: Cardross to Dumbarton																												
Construction of Cardross to Dumbarton Phase 1 (assuming negotiated purchase)															Green	Green	Green											
Construction of Cardross to Dumbarton Phase 2 (assuming negotiated purchase)																			Green	Green								
Construction of Cardross to Dumbarton Phase 3 (assuming Compulsory purchase required)																							Green	Green	Green	Green		
Construction of Cardross to Dumbarton Phase 4 (assuming Compulsory purchase required)																								Green	Green	Green	Green	
Helensburgh: Hermitage Academy to Town Centre									Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Community Consultation & Route Identification											Green	Green	Green															
Route Design															Green	Green	Green											
Land Access Negotiations															Green	Green	Green											
Construction of Route from Waitrose to Helensburgh Town Centre Phase 1																							Green	Green	Green	Green		
Construction of Route from Waitrose to Helensburgh Town Centre Phase 2																								Green	Green	Green	Green	

Colour Key (Responsibilities / Lead):

- **Green:** Strategic Transportation
- **Blue:** Road Service
- **Orange:** Estates Service
- **Red:** Legal
- **Purple:** External to Council (e.g. Scottish Government)

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of Schedule 7A of the Local Government(Scotland) Act 1973

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Helensburgh and Lomond Area Committee Workplan 2018 -19

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
21 March 2018					
21 March 2018	Helensburgh Waterfront, Position Statement	Andrew Collins/John Gordon, Economic Development	Regular update		
21 March 2019	Helensburgh to Cardross Cycleway	Colin Young, Economic Development	Regular update		
21 March 2019	Area Scorecard	Sonya Thomas, Improvement and HR	Regular report		
21 March 2019	Property Update	Ross McLaughlin, Property Services	Regular report		
21 March 2019	Police Scotland Update	Inspector Roddie McNeill	Annual Update		
21 March 2019	Area Committee Dates	Shona Barton, Customer Services	Annual Report		
21 March 2019	Festive Lighting Update	Mark Calder, Roads and Amenity Services			

Helensburgh and Lomond Area Committee Workplan 2018 -19

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
20 June 2019					
20 June 2019	CHORD Update	Andrew Collins, Economic Development			
19 Dec 2019					
19 Dec 2019	Hermitage Academy School Report	Headteacher	Annual Update		
March 2020					
March 2020	Supporting Communities Fund Applications	Rona Gold/Kirsty Moyes	Annual report with applications for decision		
Future Items					
	Hermitage Academy – Curriculum Review	Education Anne Paterson/ Louise Connor	Update on progress		
	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)

Helensburgh and Lomond Area Committee Workplan 2018 -19

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
	Helensburgh Waterfront Project	Regeneration Team Andrew Collins John Gordon	Regular updates		Regular updates to Area Committee on progress of Helensburgh Waterfront project
	Parking in Helensburgh	Hugh O'Neill, Roads and Amenity Services			

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