

**Department of Business Operations and Partnerships**

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Date: 21 June 2024

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TO: Provost Montague; Deputy Provost Campbell; and Councillors Anderson, Bamforth, Buchanan, Convery, Cunningham, Devlin, Edlin, Ireland, Lunday, Macdonald, McLean, Merrick, Morrison, O'Donnell, Pragnell and Wallace.

## **MEETING OF EAST RENFREWSHIRE COUNCIL**

A meeting of the East Renfrewshire Council will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock, G46 6UG on **Wednesday 26 June 2024 at 5.00 p.m.**

The agenda of business is as listed below.

**Prior to the commencement of the meeting the Provost will make a statement that the meeting will be webcast live and recorded for later, publicly accessible archive viewing.**

Yours faithfully

*Louise Pringle*

**LOUISE PRINGLE**

**DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS**

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

### **2. DECLARATIONS OF INTEREST**

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

### **3. MINUTES OF PREVIOUS MEETING**

Submit for approval as a correct record and signature the Minute of the Meeting of the Council held on 24 April 2024 (copy attached, pages 3 - 12).

**4. MINUTE VOLUME (Issued Under Separate Cover)**

Submit for approval as a correct record the Minutes of Meetings for the period 25 April to 25 June 2024.

**5. STATEMENTS BY CONVENERS AND REPRESENTATIVES ON JOINT BOARDS AND COMMITTEES**

**6. PROVOST'S ENGAGEMENTS**

Report by Director of Business Operations and Partnerships (copy attached, pages 13 - 14).

**7. GENERAL FUND CAPITAL PROGRAMME**

Report by Head of Accountancy (Chief Financial Officer)(copy attached, pages 15 - 36).

**8. HOUSING CAPITAL PROGRAMME**

Joint Report by Head of Accountancy (Chief Financial Officer) and Director of Environment (copy attached, pages 37 - 46).

**9. HRA LAND TRANSFER AND LEASE FOR CITY DEAL FUNDED BALGRAY STATION**

Report by Director of Environment (copy attached, pages 47 - 52).

**10. CHANGE TO SCHEME OF ADMINISTRATION – APPEALS COMMITTEE MEMBERSHIP**

Report by Director of Business Operations and Partnerships (copy attached, pages 53 - 54).

A recording of the Council meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>

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**MINUTE**  
**of**  
**EAST RENFREWSHIRE COUNCIL**

**Minute of meeting held at 5.00pm in the Council Chamber, Council Headquarters, Giffnock on 24 April 2024.**

**Present:**

Councillor Andrew Anderson	Councillor Chris Lunday*
Councillor Caroline Bamforth	Councillor David Macdonald*
Councillor Tony Buchanan	Councillor Colm Merrick
Deputy Provost Kate Campbell	Provost Mary Montague
Councillor Angela Convery*	Councillor Andrew Morrison*
Councillor Betty Cunningham*	Councillor Owen O'Donnell (Leader)
Councillor Danny Devlin	Councillor Katie Pragnell
Councillor Paul Edlin	Councillor Gordon Wallace*
Councillor Annette Ireland	

Provost Montague in the Chair

**Attending:**

Steven Quinn, Chief Executive; Mark Ratter, Director of Education; Julie Murray, Chief Officer, Health and Social Care Partnership (HSCP); Margaret McCrossan, Head of Accountancy (Chief Financial Officer); Gerry Mahon, Chief Officer (Legal & Procurement); Graeme Smith, Communications Manager; Julie Nicol, Planning and Building Standards Manager; Barry Tudhope, Democratic Services Manager; Linda Hutchison, Senior Democratic Services Officer; and Lesleyann Burns, Assistant Democratic Services Officer.

(\* ) indicates remote attendance.

**Apology:**

Councillor Jim McLean.

**INTRODUCTORY REMARKS – ARTHURLIE JUNIORS**

**818.** Provost Montague congratulated Arthurlie Juniors on reaching the Scottish Junior Cup Final, following their semi-final victory over Johnstone Burgh. Having commented that the team would face Darvel Juniors in the final on 2 June, she highlighted that 26 years had elapsed since the team had last been in the final. She expressed hope that they would bring the Cup back to Barrhead in 2024 and, on behalf of the Council, wished the team every success.

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## **DECLARATIONS OF INTEREST**

819. There were no declarations of interest intimated.

## **MINUTE OF MEETING OF THE COUNCIL HELD ON 28 FEBRUARY 2024**

820. The Council considered and approved the Minute of the meeting held on 28 February 2024, subject to the amendment that the Chief Officer, Health and Social Care Partnership be added to the list of officers attending.

## **MINUTES OF MEETINGS OF COMMITTEES**

821. The Council considered and approved the Minutes of the meetings of the undernoted:-

- (a) Appointments Committee – 4 March 2024;
- (b) Cabinet – 7 March 2024;
- (c) Licensing Committee – 12 March 2024;
- (d) Planning Applications Committee (Special Meeting) – 14 March 2024;
- (e) Appointments Committee – 26 March 2024;
- (f) Cabinet – 28 March 2024;
- (g) Audit and Scrutiny Committee – 28 March 2024;
- (h) Planning Applications Committee – 3 April 2024;
- (i) Local Review Body – 3 April 2024;
- (j) Licensing Committee – 9 April 2024;
- (k) Appointments Committee – 15 April 2024; and
- (l) Education Committee – 18 April 2024.

## **AUDIT AND SCRUTINY COMMITTEE – 28 MARCH 2024 – INTERIM TREASURY MANAGEMENT REPORT FOR 2023/24 – QUARTER 4**

822. Under reference to the Minute of the meeting of the Audit and Scrutiny Committee of 28 March 2024 (Page 808, Item 796 refers), when it had been agreed to recommend to the Council that organisations for investment of surplus funds be approved, the Council considered a report by the Head of Accountancy (Chief Financial Officer) reporting on Treasury Management activities for the quarter ending 31 March 2024.

The Council, having heard Councillor Morrison comment that the position had changed very little since quarter 3, agreed that the organisations for investment of surplus funds be approved in accordance with Appendix 8 to the report.

## **CABINET – 7 MARCH 2024 – GENERAL FUND CAPITAL PROGRAMME**

823. Under reference to the Minute of the meeting of the Cabinet of 7 March 2024 (Page 787, Item 776 refers), when it had been agreed to recommend to the Council that proposed adjustments to the General Fund Capital Programme be approved, the Council considered a report by the Head of Accountancy (Chief Financial Officer) monitoring income and expenditure as at 31 December 2023 against the approved Programme and recommending adjustments to it where possible.

In response to Councillor Ireland, the Director of Education reported that it was unknown if further grant funding for the Inspiring School Age Childcare Spaces Programme would become available in future but, should that be the case, an application for it would be submitted.

Councillor Morrison asked if the cost cited for the Neilston Learning Campus project of £30m was final or if it would be delivered under budget. The Head of Accountancy (Chief Financial Officer) confirmed that the school had been built, but additional work was still required on clearing the site and creating a playground and sports area which was likely to be completed by the end of 2024 on which discussions would take place with the contractor. It remained the case that, if contingency for the project did not require to be used, it could be reallocated instead to the Neilston Leisure project.

Also in response to Councillor Morrison who sought clarification regarding the £2.8m allocated for the Country Park Visitor Centre and Infrastructure project, the Director of Environment clarified that the detailed use of that funding would be considered during the development of the Outline Business Case for the project, and that discussions on the Centre and related infrastructure costs were progressing. She reported that it was intended to submit an update on Glasgow City Deal projects to the Cabinet prior to the summer recess.

The Council:-

- (a) approved and noted the movements within the 2023/24 Programme; and
- (b) noted the shortfall of £0.203m and that this would be managed and reported within the final Accounts for the year.

#### **CABINET – 7 MARCH 2024 – HOUSING CAPITAL PROGRAMME**

**824.** Under reference to the Minute of the meeting of the Cabinet of 7 March 2024 (Page 788, Item 777 refers), when it had been agreed to recommend to the Council that proposed adjustments to the Housing Capital Programme be approved, the Council considered a report by the Head of Accountancy (Chief Financial Officer) recommending adjustments to the Programme as at 31 December 2023 where required.

In response to Councillor Ireland who sought clarification on the Communal Doors project including if it was being scaled back, the Director of Environment reported on progress, clarified that discussions with residents were ongoing, and explained that there was no indication at this stage that the project would be scaled back.

The Council:-

- (a) approved and noted the movements within the Programme; and
- (b) noted the shortfall of £0.100m and that this would be managed and reported within the final Accounts for the year.

#### **STATEMENTS BY CONVENERS AND REPRESENTATIVES ON JOINT BODIES AND COMMITTEES**

**825.** The following statements were made:-

- (a) **Councillor Anderson – Convener for Education, Culture and Leisure**

Councillor Anderson reported that Matthew Wynne, a football coach with East Renfrewshire Culture and Leisure, had captained Scotland which had been crowned world champions at the 2024 International Federation of Cerebral Palsy Football World Championships in Spain. Having expressed great pride in the Team's and his performance and congratulated them on their

achievement, he highlighted that Mr Wynne had also been joint top scorer and awarded the accolade of Most Valuable Player of the tournament.

Councillor Anderson had also welcomed the opportunity to attend the 2024 East Renfrewshire Culture and Leisure Dance Championships in March, which included events for primary and secondary schools, including pupils from Isobel Mair School and Family Centre. He highlighted that over 570 dancers had participated in front of an audience of 550 parents and family members, emphasised the high standard of the competition, and congratulated all those involved either as competitors or in supporting the organisational arrangements.

Furthermore, Councillor Anderson indicated that he had attended the opening of Barrhead Foundry's new functional training suite *The Grid*, a work-out area transformed from an under-utilised space into a versatile, modern facility focussing on training sessions for small groups and individual gym sessions. Alliance Leisure had been appointed by the Council to transform the space, working in partnership with the Trust, with funding of almost a quarter of a million pounds having been secured from developer contributions and the facility having been delivered in only four weeks and under budget. It was confirmed that there had been an overwhelmingly positive public response to the facility.

Finally it was reported that a new Equalities Forum was to be launched on 1 May at The Edge, further information on which was available on social media.

**(b) Councillor Pragnell – Convener for Social Work and Health**

Councillor Pragnell reported that on 27 March the East Renfrewshire Integration Joint Board (IJB) had approved its 2024/25 budget, recognising the pressures from 2023/24 and the difficult and challenging year ahead such as in terms of new costs. Although the report considered had contained no surprises, given the impact on public services and staff, the IJB had reluctantly acknowledged the need for difficult decisions to be made to set a balanced budget. It was confirmed that the IJB had agreed various savings proposals to close the funding gap of £9.8m, £5.9m of which related to the Council's funding contribution. These included a continued focus on care package reviews, service redesign, reductions to grant funding and a second targeted voluntary redundancy scheme for council employed staff. Further options of £2.1m were being developed to allow the gap regarding the NHS budget to be closed.

It was clarified that the Chief Officer, HSCP had reassured the IJB that the management team and operational leads were working hard to deliver savings and close the funding gap, and that despite challenges reviews of care packages under the Supporting People Framework continued to be a priority.

Regarding the 2023/24 budget, the Chief Financial Officer of the IJB had confirmed that the projected overspend was £4.7m after taking into account the use of all reserves and in-year COVID funding from Council. The IJB had recognised and appreciated support provided by its partners during 2023/24.

Councillor Pragnell reported that the IJB had also approved both the Suicide Prevention Strategy and Alcohol and Drugs Strategy (ADS). The former had been developed in consultation with a range of partners and focused on how services and organisations across East Renfrewshire supported wellbeing on a day to day basis. The latter had been developed collaboratively with people with lived experience, a key priority being the development of plans for a

recovery hub. The IJB had recognised the amount of work done on both strategies. There had also been discussion on gambling addiction and its impact on lives, which did not fall within the scope of the ADP but was considered within other HSCP strategies.

The Council noted the statements.

## **PROVOST'S ENGAGEMENTS**

**826.** The Council considered a report by the Director of Business Operations and Partnerships, providing details of civic engagements attended and civic duties performed by Provost Montague since the meeting on 28 February 2024.

The Council noted the report, subject to the amendment that the Deputy Provost had attended a Citizenship Ceremony.

## **DRAFT OUTCOME DELIVERY PLAN AND FAIRER EAST REN PLAN FOR 2024-25**

**827.** Under reference to the Minute of the meeting of 26 April 2023 (Page 486, Item 425 refers), when it had been agreed to approve the Outcome Delivery Plan (ODP) and Fairer East Ren Plan (FERP) 2023-24, the Council considered a report by the Chief Executive requesting consideration of the one-year Draft ODP and FERP 2024-25. These Plans included key planned activities for meeting the Council's outcomes, indicators to measure success and contributions from the HSCP and East Renfrewshire Culture and Leisure Trust (ERCLT).

The report clarified that the Community Plan set out the Community Planning Partnership's (CPP's) vision for all East Renfrewshire's communities and incorporated FERP (the Local Outcome Improvement Plan) required under the Community Empowerment Act, which focused on tackling inequalities and closing the gap between communities. Reference was also made to the ODP which was the Council's contribution, in partnership with the HSCP and ERCLT, to the shared outcomes in the Community Plan with the additional organisational outcomes of Customer, Efficiency and People; and Vision for the Future, the over-arching long-term strategic vision and plan for the Council and CPP which was currently being refreshed and on which it was intended to submit a report to the full Council in June. It was clarified that 2024/25 would witness a cementing of the 15-year Vision for the Future and inform associated plans, including the ODP and FERP going forward.

Whilst commenting on the proposed updates to the Plans, the report clarified that the shared outcomes and associated intermediate outcomes across the ODP and FERP remained unchanged; referred to proposed changes to the critical activities required to achieve the outcomes (mainly in the ODP); and itemised changes to indicators in various outcomes, including the People outcome.

Having referred to related performance monitoring arrangements, the report concluded that the Council continued to face ongoing challenges, including unprecedented ones regarding the budget. However, it was considered vital to commit to a long-term strategy with ambitious aims for East Renfrewshire communities and the area, shaped through Vision for the Future. The one-year operational ODP and FERP would ensure that critical work of the Council and the CPP was driven forward.

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Councillor Campbell voiced her serious concerns regarding reductions in care packages for older people, referring to the impact and citing an example. She highlighted that care packages were said to be regarded as a priority, and commented that intermediate outcome 5.2 of the ODP referred to older people and people with long term conditions staying as healthy as possible. Councillor Edlin commented in similar terms, referring to a Self-Directed Support (SDS) seminar he had attended. Whilst acknowledging that the situation was not the fault of the HSCP, he stressed the importance of addressing the needs of local residents requiring support. In response, the Chief Officer, HSCP acknowledged the challenges faced when support was reduced, explained why eligibility criteria had to be reviewed, clarified that the same criteria was applied as in neighbouring authorities, provided assurance that experienced care managers were undertaking assessments, and referred to some support secured from the third sector.

Councillor Wallace expressed the opinion that some targets were becoming redundant, such as the one cited by Cllr Campbell. He acknowledged that reassessing needs was delivering savings, but stressed that the root cause of the problem was a lack of Scottish Government funding which was having a consequential and unacceptable impact on local government, such as the Council having to contribute additional funds to support the IJB. In response to these and other comments, Councillor O'Donnell stated that he considered COSLA's approach and response on IJB funding cuts disappointing, adding that he continued to raise concerns regarding the focus placed on the National Care Service Bill but not improved outcomes, and pressing for more to be done. He highlighted how raising public awareness could be helpful in generating further public discussion, expressing the view that COSLA was not sufficiently engaged on the issue.

Having heard Councillor Ireland confirm that appreciation for the work of the SDS Forum had been expressed when it had met and that discussions at the Forum had been beneficial, Councillor Morrison highlighted the soaring demand for care at home and related costs, including for agency staff required to cover sickness absence, some of which was COVID related. He sought clarification if COVID reserve funding, which had been repaid to the Scottish Government at one stage and redirected to the NHS, was providing the indirect benefit to the social work service which it had been argued would be the case. The Chief Officer, HSCP undertook to provide further clarification to him following the meeting on the reallocated funds.

Councillor Pragnell commented that some issues associated with the Supporting People Framework required to be fully resolved, but that every effort was being made to put residents at the centre of what was being done. She highlighted demographics regarding the elderly population locally, reporting that these were unique to East Renfrewshire. She thanked the Chief Officer, HSCP, the Chief Financial Officer of the IJB and all officers concerned for their work, commented on a briefing to be made available to all Elected Members, and confirmed that a valuable dialogue was on-going on support the third sector could provide.

Councillor O'Donnell welcomed the debate on this important issue, stressed the need to identify solutions to problems encountered, and referred to the importance of including a range of officers in discussions who were critical to service delivery. More generally he welcomed various positive developments reported. In response to further issues raised by him, the Director of Education confirmed that a spotlight continued to be placed on children and young people's wellbeing and readiness to learn, this having been the subject of a report to the Education Committee on 1 February 2024 for example. Also in response to him, the Director of Environment confirmed the current position on work that was continuing to develop the Local Transport Strategy.

Councillor Wallace proposed that the Convener for Social Work and Health write to the Scottish Government Cabinet Secretary for NHS Recovery, Health and Social Care regarding the lack of adequate financial provision for HSCP Services, which Councillor Pragnell indicated she was happy to do if that was the Council's decision.



Having highlighted the importance of context, Councillor Macdonald quantified the extent of the real term Capital funding cuts faced by the Scottish Government from 2022/23 to 2024/25.

The Council agreed:-

- (a) to approve the content of the Outcome Delivery Plan 2024-25 and Fairer East Ren Plan 2024-25;
- (b) to note that these were both one-year operational plans while the Council undertook a more focused period of longer-term strategic planning;
- (c) that the Convener for Social Work and Health would write to the Scottish Government Cabinet Secretary for NHS Recovery, Health and Social Care regarding the lack of adequate financial provision for Health and Social Care Partnership Services; and
- (d) to note that the Chief Officer, Health and Social Care Partnership would provide further clarification to Councillor Morrison following the meeting on COVID related funds reallocated to the NHS.

## **CLYDEPLAN AND REGIONAL SPATIAL PLANNING GOVERNANCE ARRANGEMENTS**

**828.** The Council considered a report by the Director of Environment seeking approval to withdraw formally from the Clydeplan Joint Committee, and agreement to transfer responsibility for the development of a Regional Spatial Strategy to the Glasgow City Region Cabinet.

The report referred to the National Planning Framework 4 (NPF4) approved by the Scottish Government in 2023 which replaced the statutory requirement to produce a Strategic Development Plan with a duty to prepare a non-statutory Regional Spatial Strategy (RSS). Since 1996 the 8 Glasgow City Region local authorities had worked together to develop various regional spatial plans, most recently the Clydeplan Strategic Development Plan (SDP) approved by Scottish Ministers in July 2017 which set out a Vision and Spatial Development Strategy until 2036, suggested where new development should be located, and provided a policy framework to help deliver sustainable economic growth through high quality development. It was clarified that the SDP also set the strategy and policy context for individual local authority Local Development Plans (LDPs), and that there was no longer an up-to-date expression of policy since its replacement by an RSS under NPF4.

Having commented on related governance arrangements in place, the report explained that, unlike the current SDP, the RSS would not form part of the SDP which would comprise the National Planning Framework and LDP. Given these changes, the role and remit for which the Glasgow and Clyde Valley Strategic Development Planning Authority Joint Committee was originally established would change significantly requiring the future role of the Committee to be reviewed. The Joint Committee itself had recommended to its members that the functions transfer to the Glasgow City Region (GCR), with its Cabinet overseeing the development of the RSS. In February 2024, the GCR Cabinet had agreed to establish a Regional Planning Sub-Committee to discharge this function, subject to approval by the 8 local authorities on which an update was provided. The recommendations of the report, a copy of which was provided (Appendix 1 refers) also reflected a recommendation of the Clydeplan Joint Committee that member authorities nominate two members to join the new Sub-Committee, which reflected the current Joint Committee numbers.

Having itemised three fundamental principles under the proposed approach to future collaboration, it was clarified that the new Sub-Committee would not have decision-making powers, and explained how the Council would remain accountable and responsible for all

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planning decisions within the area. Having confirmed the related financial implications, the report clarified that the proposed arrangements would have no impact on East Renfrewshire Council employees.

The Council agreed:-

- (a) to note the recommendation of the Clydeplan Joint Committee to transfer responsibility for the development of a Regional Spatial Strategy to the Glasgow City Region Cabinet;
- (b) to note Glasgow City Region Cabinet's approval of the establishment of a new Regional Spatial Planning Sub-Committee to oversee the development of a Regional Spatial Strategy and agree to the Council's participation;
- (c) to note that approval of participation in any future Regional Spatial Strategy would remain a decision for East Renfrewshire Council;
- (d) to formally withdraw from the Clydeplan Joint Committee;
- (e) to transfer requisition funding to Glasgow City Council as lead authority for the Glasgow City Region; and
- (f) that Councillors Edlin and Merrick be nominated as the Council's representatives on the new Regional Spatial Planning Sub-Committee.

### **LOCAL DEVELOPMENT PLAN 3 (DEVELOPMENT PLAN SCHEME)**

**829.** The Council considered a report by the Director of Environment seeking approval to publish and submit the revised Development Plan Scheme to Scottish Ministers under the requirements of the Planning (Scotland) Act 2019.

The report clarified that the proposed Development Plan Scheme (DPS) was an important communication and project management tool and formed a statutory part of the process for developing Local Development Plan (LDP) 3. It was required to be prepared and maintained at least annually, its purpose being to set out the Authority's proposals for preparing and reviewing its LDP and what was likely to be involved at each stage. It required to include a Participation Statement explaining when, how and with whom consultation on the Plan would take place, further requirements being that it contain a timetable, specifying proposed timings for publication of the Evidence Report, publication of the Proposed Plan, submission of the Proposed Plan to Scottish Ministers and the expected adoption of the LDP. A copy of the Scheme was attached to the report (Appendix 1 refers). Once approved, the revised DPS would, in accordance with statutory requirements, be published, including electronically on the Council's website, and copies would be submitted to Scottish Ministers.

The report also clarified that a cross party Member Officer Working Group was in the process of being established to keep Members abreast of progress and enable input at key stages of the preparation of the LDP.

The Planning and Building Standards Manager highlighted key aspects of the report, including key dates for producing the LDP. Thereafter, in response to Councillor Ireland, she clarified how people could easily sign up to receive updates and announcements at key stages of the preparation of the Development Plan, confirming that proactive action would also be taken to reach out to interested parties in various ways.

In response to Councillor O'Donnell who commended the work done by officers thus far, the Director of Environment explained that the Corporate Management Team would start to

consider reports on the preparation of LDP3 from May, that when the membership of the Member Officer Working Group was finalised shortly its membership would be confirmed to Councillor Devlin who had requested this, that dates for the Group to meet would be scheduled, and that various reports on progress would be submitted to the full Council over time. Having referred to the development of LDP1 and 2 which had gone well despite related challenges, Councillor Buchanan expressed confidence on the way forward and that any comments residents would have would be managed well and taken forward in an appropriate manner.

The Council agreed to:

- (a) approve the revised Development Plan Scheme for publication and submission to Scottish Ministers;
- (b) delegate to the Director of Environment authority to approve any minor inconsequential changes to the documents, in line with Council policy, prior to submission to Scottish Ministers; and
- (c) note that the Director of Environment would confirm the position on the membership of the Member Officer working Group to Councillor Devlin.

## **SECOND REVIEW OF SCOTTISH PARLIAMENT BOUNDARIES**

**830.** Under reference to the Minute of the meeting of 28 June 2023 (Page 581, Item 513 refers), when the Council had agreed the terms of its initial submission to Boundaries Scotland in response to the consultation on the review of Scottish Parliamentary Constituency Boundaries, the Council considered a report by the Chief Executive providing an update on the ongoing review, and summarising issues raised by the Council initially and at a related local enquiry in East Renfrewshire in December 2023. Regarding consultation on the current proposals that would close on 15 May 2024, approval was sought to submit a response to Boundaries Scotland supporting the revised proposals for East Renfrewshire, details of which were provided.

Councillor O'Donnell, supported by other Elected Members, thanked the political Group Leaders and other Elected Members for taking a unified approach to challenge the original proposals, and commended the Chief Officer (Legal & Procurement) and Head of Communities and Transformation for presenting a strong case at the Local Enquiry in December, all of which had contributed to a positive outcome in terms of the current proposals. Councillor Anderson also commended input from Community Councils regarding the issue.

The Council agreed to submit a response to Boundaries Scotland supporting the revised proposals for East Renfrewshire for the reasons set out in paragraphs 14 and 15 of the report.

## **CROOKFUR, GREENFARM, MEARNS VILLAGE AND WESTACRES COMMUNITY COUNCIL – PROPOSED CHANGE OF NAME**

**831.** The Council considered a report by the Director of Business Operations and Partnerships seeking approval to change the name of Crookfur, Greenfarm, Mearns Village and Westacres Community Council to Mearns West Community Council, as unanimously supported by the Community Council. It was confirmed that the proposal required to be approved by the Council and that the change of name did not affect the efficacy of the Scheme for the Establishment for Community Councils or its related documents.

The Council agreed to approve the decision of Crookfur, Greenfarm Mearns Village and Westacres Community Council to change its name to Mearns West Community Council.

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### **CHIEF OFFICER RECRUITMENT**

**832.** The Council considered a report by the Director of Business Operations and Partnerships seeking approval to convene an Appointments Committee for the Head of Environment Operations post.

It was reported that the Head of Environment Operations had intimated that he would retire by 18 October and proposed that an Appointments Committee be established to progress the related recruitment arrangements. Membership of the Committee had been proposed, together with a timetable for the appointment to the post.

The Council agreed:-

- (a) to note the notice of retirement of the Head of Environment Operations by 18 October 2024;
- (b) that Councillors O'Donnell, Cunningham and Pragnell be appointed to serve on the Appointments Committee to fill the resulting vacancy;
- (c) that the Conservative and Unionist Group and SNP Group would each confirm one nomination to serve on the Appointments Committee;
- (d) to delegate authority to the Head of HR & Corporate Services, in consultation with the Director of Environment, to make the necessary arrangements for this recruitment; and
- (e) to authorise the Director of Environment to put in place appropriate interim management arrangements for the Department if required.

### **SCHEME FOR MEMBERS' REMUNERATION AND EXPENSES 2024/25**

**833.** The Council considered a report by the Director of Business Operations and Partnerships explaining that the Scheme of Members' Remuneration and Expenses had been updated for 2024/25. A copy of the Scheme was appended to the report.

The report explained that the Scheme provided details of the levels of basic salary payable to all councillors, and the increased salaries paid to the Leader and Civic Head (Provost), these amounts being prescribed in legislation. The Scheme also provided details of Senior Councillor positions identified within the Council for the purpose of the regulations, and the levels of salary to be paid to each post holder. In addition, the Scheme provided details of those other categories in respect of which Elected Members were entitled to claim expenses, such as the performance of approved duties, travelling expenses and subsistence allowances.

The Council agreed to note that the Scheme for Members' Remuneration and Expenses had been updated for 2024/25 in terms of Councillors' pay.

EAST RENFREWSHIRE COUNCIL26 June 2024Report by Director of Business Operations and PartnershipsPROVOST'S ENGAGEMENTS**PURPOSE OF REPORT**

1. To advise the Council of the civic engagements carried out by Provost Montague since the meeting of the Council on 24 April 2024.

**RECOMMENDATION**

2. It is recommended that the Council notes the report.

**REPORT**

3. Since the Council meeting on 24 April 2024, Provost Montague has carried out the following civic engagements:-

27 April	Attended Mearns Brownies Centenary Coffee Morning, Mearnskirk Church Hall, Newton Mearns
28 April	Attended RNLi 200th Anniversary Event, Busby Church
30 April	Attended Workers' Memorial Day Flag Raising, Council Headquarters
30 April	Attended Bushido (Karate) 100 Club - April Challenge, Greenbank, Church, Clarkston
1 May	Attended Giffnock Primary School Parliament Meeting
2 May	Hosted Giffnock Primary School P7 Debate, Council Headquarters
2 May	Attended Jewish Care Scotland 165th Anniversary, Giffnock
6 May	Attended Yom HaShoah, Giffnock Synagogue
7 May	Attended the Installation of two Sheriffs, Paisley Sheriff Court
9 May	Watched St Ninian's High School Girls Football Team Play in Girls Football Final, Hampden Park, Glasgow
16 May	Attended Glasgow Philharmonic Male Voice Choir, Glasgow City Chambers
18 May	Attended the St John's Scotland CPR Training at Busby Bowling Club
19 May	Attended Afternoon Tea with Guides County Commissioner and Assistants, Eaglesham

24 May	Attended Community Lunch and Defibrillator Cheque Presentation, The Brig Inn, Barrhead
26 May	Attended Launch of a Public Access Defibrillator, Stamperland
30 May	Attended Rouken Glen Redwood Painting (Welcoming Event), Eastwood House, Giffnock
2 June	Attended Darvel v Arthurlie Junior Football Final, Broadwood Stadium, Cumbernauld
3 June	Attended Greater Glasgow Police Scotland Youth Volunteers Annual Awards, Glasgow City Chambers
5 June	Attended Giffnock South Community Choir Presentation, Giffnock South Parish Church
6 June	Attended St Ninian's 6th Year Mass of Thanksgiving and Graduation Ceremony, St Ninian's High School
8 June	Attended Heart of Gold Ball, Glasgow
11 June	Attended Giffnock Primary School Production of "Star Warts – The Umpire Strikes Back"
12 June	Attended Citizenship Ceremony Welcoming New People to East Renfrewshire, Council Chamber
17 June	Attended Pride Flag Raising, Council Headquarters
20 June	Attended East Renfrewshire Business Awards 2024, Barrhead
23 June	Attended Community Big Lunch, Woodfarm Playing Fields, Thornliebank
24 June	Attended Armed Forces Flag Raising, Council Headquarters
25 June	Attended Giffnock Primary School Summer Church Service, Orchardhill Parish Church

**RECOMMENDATION**

4. It is recommended that the Council notes the report.

**Louise Pringle**  
**Director of Business Operations and Partnerships**

**Report Author**

Linda Hutchison, Senior Democratic Services Officer (Tel 0141 577 8388)  
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Background papers - None

EAST RENFREWSHIRE COUNCIL26 June 2024Report by the Chief Financial OfficerGENERAL FUND CAPITAL PROGRAMME**PURPOSE OF REPORT**

1. The purpose of this report is to recommend adjustments to the 2024/25 General Fund Capital Programme, approved on 28 February 2024, resulting from finalisation of the previous year's programme and in light of subsequent information.

**RECOMMENDATIONS**

2. The Council is asked to:-
  - note and approve the movements within the programme;
  - note the shortfall of £211,000 and that income and expenditure on the programme will be managed and reported on a regular basis.

**BACKGROUND**

3. The General Fund Capital Programme for 2024-2034 was approved by Council on 28 February 2024.
4. Movements on the 2023/24 programme were approved by Cabinet on 7 March 2024. These changes reflected movements subsequent to the position approved by Council on 28 February 2024.
5. At that point, expenditure on the 2023/24 programme had not been finalised and this report now adjusts 2024/25 project budgets to allow for outstanding works at year end to be completed in the current year.
6. The programme is being constantly monitored to ensure any additional cost pressures on key projects can be covered by deferring or reducing other projects to compensate. Where we have general provision for regular capital expenditure (such as on ICT, Roads, or Schools Major Works) officers are expected to prioritise spend on such schemes to remain within the budgeted level. It is recognised that this may mean that fewer such schemes will progress in the year.

**CURRENT POSITION**

- |   |                 |
|---|-----------------|
| 7. Total anticipated expenditure (Appendix A) | £53.507m        |
| Total anticipated resources (Appendix B)      | <u>£53.296m</u> |
| Shortfall                                     | <u>£ 0.211m</u> |

## FINALISATION OF THE 2023/24 PROGRAMME

8. The finalisation of the previous year's Capital Programme has cash flow implications for the 2024/25 Programme i.e. any unfinished works will now be progressed during the current year.
9. Appendix A shows the effect of this cash flow adjustment on the expenditure. This is not new or additional expenditure but simply an adjustment to reflect the later timing of expenditure.
10. The majority of this adjustment (£6.650m) reflects movements on the 2023/24 Programme which were reported to Cabinet on 7 March 2024 and explanations for these movements were included in the accompanying report.
11. A further £3.254m adjustment has now been added, reflecting the net underspend at year end. The majority of this movement is as follows:-
  - Eastwood Park Leisure Refurbishment (£0.289m) where the budget is a provisional amount to cover initial design work.
  - Property Maintenance (£0.666m) where ventilation and other works did not progress as planned. In particular ventilation works in schools need to be programmed around school holidays.
  - Capelrig House Upgrade (£0.364m), Lavern Valley Accessibility Project (Aurs Road) (£1.106m), Full Fibre Digital Transformation (£0.402m) & Vehicles Replacement (£0.196m)  
These projects were all on site or in progress at the year-end. The level of expenditure incurred is dependent on progress by the supplier. While the actual expenditure incurred was below the projected outturn reported to Cabinet during March 2024, the work is continuing and it is expected the projects will complete this financial year.
12. Appendix A also details transfers between budget lines where required.
13. Further adjustments to the programme are now necessary as set out below.

## INCOME MOVEMENTS

14. Grants and other contributions received or awarded in previous years but not fully utilised at the year-end have been included within the resources to support expenditure transferred to the current year. The main income movements or issues are as follows:-
  - Borrowing  
Borrowing in the current financial year has been reduced by a net total of £5.529m due to timing variances in expenditure and other adjustments noted below. This reflects planned borrowing not utilised in 2023/24 (£7.777m) off-set by the rephasing of projects into future years (£13.306m).



- **General Capital Grant**  
Funding of £4.989m reflects the latest information from the Scottish Government and includes £0.301m of funding for playparks.
- **White Cart Tributaries**  
Additional grant funding of £0.650m has been secured from the Scottish Environmental Protection Agency to support further environmental improvement works during the current and future years. The drawdown in the current year will be £0.154m which will be combined with unspent grants and contributions from prior years, mainly from the Scottish Government, to match the projected current year expenditure of £0.204m.
- **Transport Scotland (Sustrans) Grant**  
This partly funds the Levern Valley Accessibility (Aurs Road) project and was the subject of a separate report to Council on 13<sup>th</sup> September 2023. Transport Scotland have since confirmed the total funding of £7.771m with the unclaimed balance of £4.7m to be drawn down during the current financial year. The revised project timescale did not result in any loss of grant support.
- **City Deal Grant**  
While the overall level of grant support for City Deal projects remains unchanged over the lifetime of the programme, the award for the current year has yet to be confirmed and the estimated level remains at £1m. Annual grant figures may vary significantly as a result of changes in the phasing of national and regional funding.

## **EXPENDITURE MOVEMENTS**

15. The programme approved during February 2024 has increased from £58.273m to £68.177m for purely cash flow reasons between 2023/24 and 2024/25. This reflects timing variances across the programme.
16. The projected expenditure is subsequently reduced by £14.670m. The main expenditure movements are as follows:-

### Property Schools

- **Neilston Learning Campus**  
This project is being delivered on a phased basis and includes the demolition of old buildings in addition to the delivery of new facilities. While the total cost of the project remains unchanged the projected expenditure in the current year has increased by £0.139m based in the latest workplan.
- **Crookfur Primary School Extension**  
This project has been placed on hold pending clarification of the projected school roll. Revised information indicates that forecasted pupil numbers are potentially in keeping with current capacity. It is considered prudent not to progress the project until further definitive information is received. Accordingly, current year costs have been reduced by £2.349m.

- **Isobel Mair External Classrooms/Improving Learning**  
The Isobel Mair project is now complete. While final accounts are being agreed with the contractor, it is anticipated the project will have an underspend of approximately £0.150m. The budget for this project was increased by a transfer of £0.200m from the Improved Learning provision during March 2023.  
In light of the reduced projected outturn on the Isobel Mair project it is proposed that £0.150m is transferred back to the Improved Learning budget. This project covers a number of improvements across the Education service including Emotional Based Learning developments at Braidbar Primary School and St Lukes High School together with pool works at Isobel Mair Primary School.
- **Free School Meals**  
General Capital Grant directed to this project has increased due to £363,000 received in late 2023/24 and the expenditure budget in 2024/25 has been increased accordingly. The Council awaits clarification from the Scottish Government regarding possible further sums due in the current financial year. Updates will be reported in future monitoring reports.
- **Mearns Castle High School Extension**  
Work in the current financial year is now limited to internal alterations and fees on the extension. As a result, current year costs have reduced by £1.070m. The estimated total cost of the project remains unchanged.

## Culture & Leisure

- **Eastwood Park Leisure**  
The expenditure profile has been revised based on the latest workplan supplied by the appointed project consultants. The advance works are now scheduled to start during spring 2025 and planned expenditure during the current year has been reduced by £2.666m. The total budget for the project remains unchanged.
- **Neilston Leisure**  
Council approved the deferral of this project on 28<sup>th</sup> February 2024 to 2026/27 and beyond. Accordingly, current year costs are reduced by £0.287m.

## Property Other

- **City Deal - Barrhead South Access Railway Station**  
The Railway station is at design stage. No significant expenditure will be incurred until the formal unconditional approval of the STAG2 (Strategic Transport Analysis Guidance) report and the City Deal Board approves the full business case, the latest projected timescale for submission is September 2024. Consequently, a prudent view of likely spend in the current year is appropriate and the projected expenditure in the current year has been reduced by £6.713m.
- **Country Park Visitor Centre & Infrastructure**  
This project is dependent on the Lavern Valley Accessibility (Aurs Road) project. It is now envisaged that this project will not be on site before late spring 2025. Current year costs on the visitor centre will be limited to design, consultants and staff expenses. Accordingly, projected expenditure in the current year has been reduced by £0.252m.

- **Overlee House Extension**  
This scheme and the associated budget provision are being reassessed. Expenditure in the current year will be limited to initial fees and has been reduced by £0.503m.
- **Office Accommodation**  
This project is nearing completion and will deliver significant improvements within the Barrhead office providing a modern, fit-for-purpose work place for Council staff together with improved customer area. Following clarification of the works involved with the contractor and design team, in order to fully deliver on the original aims of the project, costs have increased by £0.112m. This will be funded by confirmed savings of £0.066m on IT projects and a budget transfer of £0.046m from the Property Maintenance provision.
- **Gaelic Medium Primary School/Property Maintenance**  
A number of works at the Thornliebank Primary School were intended to be funded from the Property Maintenance provision. In order to minimise disruption to the school and also to achieve best value the works will be delivered by the existing contractor responsible for delivering the Gaelic Medium improvement works. The works apply to many common areas within the school and are not unique to the Gaelic education area. Consequently, to assist with the management of the works, it is recommended that Council homologates the transfer of a further £0.050m from the Property Maintenance provision to the Gaelic Medium project.

## Open Spaces

- **White Cart Tributaries**  
As noted in paragraph 15, further funding streams have been secured for works on this project. This notably includes environmental improvement work around Capelrig burn, although this will be limited to design and feasibility expenditure in the current financial year. As a result, expenditure in the current year has been increased by £0.076m. Activity will commence on site in future financial years and total cost has been increased by £0.681m.
- **Town Centre & Neighbourhood Regeneration**  
This project is dependent on the approval of local area action plans which are will be submitted to Council for approval next year. As a consequence expenditure in the current year has been reduced by £0.148m.
- **UK Shared Prosperity Fund**  
This grant supports the UK government's commitment to level up all parts of the UK and can cover capital and revenue expenditure. Expenditure has been increased by £0.076m and will be fully funded by a change in the capital/revenue split of grant income.

## ICT

- **IT General Provision**  
There is now greater clarity in the national timescales for migration to the new Scottish Wide Area Network (SWAN2), with work now estimated to start during February 2025. The revised provision reflects both this timescale and the estimated IT workplan for the year ahead. Expenditure in the current year has been reduced by £0.418m. Any updates in costs will be reported in future monitoring reports.

- The Way We Work Monitors/Conference Screens  
The roll out of this programme is now scheduled over a 2 year period taking in developments at Barrhead and Eastwood offices. Expenditure in the current year has been reduced by £0.080m.
- Purchasing Card Industry Data Security Standards (PCI DSS) & Flexi Time Application Replacement  
Both these projects are now complete resulting in a combined saving of £0.066m. This will partly off-set the increased expenditure on the Office Accommodation project.

Fleet

- Vehicles – Education/Environment  
The timescale for the delivery of replacement vehicles has been revised and expenditure has been reduced by £0.781m

**COMMENT**

17. Planned borrowing and grant income not utilised or received during 2023/24 or 2024/25 remains available to support the expenditure transferred to future years.
18. The projected shortfall of £0.211m represents 0.4% of the resources available and is within manageable limits.

**PARTNERSHIP WORKING**

19. This report has been prepared following consultation with appropriate staff from various departments within the Council including Property and Technical Services and Information Technology.

**RECOMMENDATIONS**

20. The Council is asked to:-
  - note and approve the movements within the programme;
  - note the shortfall of £211,000 and that income and expenditure on the programme will be managed and reported on a regular basis.

Further information is available from Paul Parsons, Principal Accountant, telephone 0141 577 3123.

Margaret McCrossan  
Head of Accountancy Services (Chief Financial Officer)  
MMcC/PP  
20 June, 2024

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

	<b>ANNUAL COSTS £'000</b>			<b>TOTAL COST £'000</b>		
	<b>CURRENT YEAR APPROVED AT 28.02.24</b>	<b>ADJUSTED FOR 2023/24 CASHFLOW</b>	<b>PROJECTED OUTTURN FOR CURRENT YEAR</b>	<b>SPENT PRIOR TO 31.03.24</b>	<b>PREVIOUS TOTAL COST</b>	<b>REVISED TOTAL COST</b>
Property - Schools	8,634	12,711	9,779	69,948	91,242	91,655
Property - Culture & Leisure	4,406	5,170	2,217	5,208	76,673	76,673
Property - Other	14,201	16,097	8,645	13,922	44,416	44,432
Open Spaces	3,533	4,007	4,011	8,050	13,150	13,907
Roads	19,992	20,971	20,997	6,016	28,621	28,647
Corporate Wide - ICT	4,498	5,961	5,379	7,015	13,276	13,210
Fleet	3,009	3,260	2,479	10	3,270	3,270
<b>TOTAL</b>	<b>58,273</b>	<b>68,177</b>	<b>53,507</b>	<b>110,169</b>	<b>270,648</b>	<b>271,794</b>

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Property - Schools

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
Grouped	Schools Major Maintenance	1,200	1,259	1,259	See Annex 1		1,259	1,259
800050031	Maidenhill Primary School	0	151	151	Complete - payments outstanding	14,192	14,343	14,343
Grouped	Early Learning & Childcare - Expansion to 1,140 hours	0	0	0	Complete - outstanding payments accrued in previous financial year. Final accounts to be agreed.	26,729	26,729	26,729
800050057	Neilston Learning Campus	1,305	3,498	3,637	Work in progress	23,937	29,164	29,164
800050038	St Mark's Car Park	0	267	267	Work programmed	153	420	420
800050064	Crookfur PS Extension	2,280	2,349	0	Project placed on hold pending clarification of projected school roll.	134	3,243	3,243
800050058	MCHS Sports Facility	47	71	71	Complete - payments outstanding	2,096	2,167	2,167
800050065	Improving Learning	0	158	308	Work programmed - £150k transferred from Isobel Mair Expansion	17	1,175	1,325
	Isobel Mair External Classrooms	15	283	113	Complete - payments outstanding. Transfer of £150k to Improved Learning	889	1,172	1,022
	Free School Meals Expansion	0	389	752	Work to be programmed - £363k increase funded by additional general capital grant received during 2023/24	149	538	901
	St John's PS - Early Learning & Childcare Places	709	1,062	1,032	Work in progress	968	2,030	2,030
800050072	Gaelic Medium PS	0	63	98	Complete - payments outstanding. Proposed transfer of £50k from Property Maintenance	667	730	780
800050076	Maidenhill Primary School Extension	1,008	1,091	1,091	Work in progress	17	2,900	2,900

**23**  
**EAST RENFREWSHIRE COUNCIL**

Appendix A

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Property - Schools

		<b>ANNUAL COSTS £'000</b>				<b>TOTAL COST £'000</b>		
<b>COST CODE</b>	<b>PROJECT NAME</b>	<b>CURRENT YEAR APPROVED AT 28.02.24</b>	<b>ADJUSTED FOR 2023/24 CASHFLOW</b>	<b>PROJECTED OUTTURN FOR CURRENT YEAR</b>	<b>COMMENT</b>	<b>SPENT PRIOR TO 31.03.24</b>	<b>PREVIOUS TOTAL COST</b>	<b>REVISED TOTAL COST</b>
	Mearns Castle High School Extension	2,070	2,070	1,000	Internal alterations - work in progress. External extension - at design stage.	0	5,372	5,372
		<b>8,634</b>	<b>12,711</b>	<b>9,779</b>		<b>69,948</b>	<b>91,242</b>	<b>91,655</b>

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**EAST RENFREWSHIRE COUNCIL**

Appendix A

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Property - Culture & Leisure

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
800200019	Eastwood Park Leisure	3,877	4,166	1,500	Work in progress and redesign of RIBA stages 2 and 3 thus revised financial profile	3,316	55,700	55,700
800200021	Neilston Leisure	0	287	0	Project deferred to 2026/27	136	17,700	17,700
800200020	ERCLT General Building Improvement Fund	200	243	243	Work to be programmed	588	1,631	1,631
800050049	Eastwood HS Sports Centre Changing Rooms/Disabled Facilities	0	42	42	Complete - payments outstanding	1,062	1,104	1,104
800200015	Equipment - Gym and Theatre	277	277	277	Work to be programmed	0	277	277
805600002	Theatre Equipment	52	52	52	Work to be programmed	0	52	52
	Barrhead Foundry Works	0	103	103	Complete - payments outstanding	106	209	209
		<b>4,406</b>	<b>5,170</b>	<b>2,217</b>		<b>5,208</b>	<b>76,673</b>	<b>76,673</b>



**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Property - Other

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
	1. City Deal							
Grouped	Barrhead South Access - Railway Station	7,740	7,913	1,200	Railway station at design stage, with full Business Case to City Deal Board for approval during Sept 2024.	2,280	18,331	18,331
804000009	Country Park Visitor Centre & Infrastructure	479	552	300	At design stage - enabling works and design only, main works to follow completion of the Aurs Road project.	321	2,800	2,800
804000006	Greenlaw Business Incubator	0	46	46	Work complete - payment outstanding	5,497	5,543	5,543
	2. Environment Other Projects							
800200018	Crookfur Pavilion Changing Upgrade	0	0	0	Complete - outstanding payments accrued in previous financial year. Final accounts to be agreed.	700	700	700
800420016	Overlee House Extension	538	553	50	Funding options to be considered	77	630	630
	3. Council Wide Property							
Grouped	Retentions - All Services	50	50	50	Work in progress	0	50	50
Grouped	Property Maintenance	3,280	3,946	3,850	See Annex 2	2,431	6,377	6,281
800420013	Eastwood Park Campus Improvements	30	40	40	Work in progress	310	522	522

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Property - Other

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
800404017	Office Accommodation	785	798	910	Work in progress - cost increase funded by savings on IT projects (£66k) and transfer of budget from Property Maintenance (£46k)	1,202	2,140	2,252
800050044	Overlee Pavilion Changing	0	0	0	Complete - outstanding payments accrued in previous financial year.	689	689	689
800420020	Capelrig House Upgrade	0	934	934	Work in progress	266	1,200	1,200
	Thornliebank Depot Electricity Sub Station	400	400	400	Work to be programmed	0	400	400
800420030	Eastwood House New Roof & Preservation Works	210	176	176	Work in progress	149	325	325
	Eastwood Refurbishment	500	500	500	At design stage	0	4,520	4,520
	Response Centre Refurbishment	189	189	189	At design stage	0	189	189
		<b>14,201</b>	<b>16,097</b>	<b>8,645</b>		<b>13,922</b>	<b>44,416</b>	<b>44,432</b>

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**EAST RENFREWSHIRE COUNCIL**  
**GENERAL FUND CAPITAL PROGRAMME**

Appendix A

**PROGRESS REPORT**

**2024/2025**

Open Spaces

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
	1. REGENERATION							
802000008	Country Park - Tourism Infrastructure And Economic Activity Projects	116	124	124	Design complete - at tender stage	111	235	235
802000015	White Cart Tributaries Environmental Improvements	0	128	204	At design stage - cost increase funded by SEPA grant £650k and other contributons £31k.	3,086	3,214	3,895
802000032	Regeneration Projects - Provisional Sums	150	219	219	Work programmed	0	219	219
	2. Environment - Other Projects							
802000018	Town Centre & Neighbourhood Regeneration	173	173	25	Work to be programmed - main works dependent on Local Area/Action Plans to 2025/26	0	173	173
802200007	Parks, Cemeteries & Pitch Improvements	200	216	216	Work in progress	1,243	1,659	1,659
802200020	Renewal of Playparks	306	310	310	Work in progress	301	1,120	1,120
802200021	Nature Restoration	112	139	139	At design stage	66	205	205
802000002	Clarkston Town Centre Action And Traffic Management Improvements	25	20	20	Work to be programmed	197	217	217
802200032	Artificial Pitch Replacements	1,033	1,033	1,033	Work programmed	0	1,033	1,033

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**EAST RENFREWSHIRE COUNCIL**  
**GENERAL FUND CAPITAL PROGRAMME**

Appendix A

**PROGRESS REPORT**

**2024/2025**

Open Spaces

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
802200030/31	Place Based Investment Programme	519	511	511	Work in progress. Further schemes dependent on confirmation of 24/25 funding from Scottish Government	1,448	2,343	2,343
Grouped	Town Centre Regeneration	22	22	22	Work to be programmed	1,312	1,334	1,334
802200015	Braidbar Quarries	20	20	20	Work to be programmed	0	20	20
Grouped	UK Shared Prosperity Fund	507	742	818	Work in progress - cost increase funded by grant income	286	1,028	1,104
	Cathcart Cemetery Wall	350	350	350	Work to be programmed	0	350	350
		<b>3,533</b>	<b>4,007</b>	<b>4,011</b>		<b>8,050</b>	<b>13,150</b>	<b>13,907</b>

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Roads

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
	1. City Deal							
804000001	Levern Valley Accessibility - Aurs Road Project	14,481	15,587	15,587	Work in progress	5,100	21,939	21,939
	2. ERC Roads							
803000004	Lighting - Core Cable & Equipment Replacement	160	160	160	Work in progress	0	160	160
803000012	Bridges Refurbishment & Pointing Work	53	53	53	Work in progress	0	53	53
803000015	Principal Inspection Group 1-6	21	21	21	Work in progress	0	21	21
803000025	Traffic Calming Studies/Road Safety	70	70	70	Work to be programmed	0	30	30
803000267	A77 Ayr Road Reconstruction	250	250	250	Complete	0	250	250
803000265	A736 Main Street Barrhead	175	175	175	Work programmed	0	175	175
803000267	B764 Eaglesham Moor Road	200	200	200	Work programmed	0	200	200
	B771 Paisley Road, Barrhead	72	72	72	Work programmed	0	72	72
	A736 Lochlibo Road, Neilston	104	104	104	Work programmed	0	104	104
	C3 Uplawmoor Road	200	200	200	Work programmed	0	200	200
	Provisional Sums - Roads	175	175	175	Work to be programmed	0	175	175
Grouped	Roads Capital Works	3,071	2,789	2,789	Work in progress	0	3,071	3,071
	Street Lighting Column Replacement & Lumenaries	860	860	860	Work in progress	0	860	860

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Roads

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
803000328	A77 Active Corridor	0	145	145	Work in progress	805	950	950
803000334	Road Safety Improvement Funds	0	10	10	Work to be programmed	111	121	121
	Traffic Signals - School Routes	100	100	100	Work to be programmed	0	240	240
	People and Places	0	0	26	Work to be programmed - increased funded by grant income	0	0	26
		<b>19,992</b>	<b>20,971</b>	<b>20,997</b>		<b>6,016</b>	<b>28,621</b>	<b>28,647</b>

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Council Wide - ICT

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
805000002	ICT Infrastructure Projects	500	500	500	Work in progress	0	500	500
805000025	IT General Provision	1,912	2,218	1,800	Work in progress	0	2,218	2,218
805000003	Education Network	250	250	250	Work in progress	0	250	250
805000017	PCI DSS	0	26	0	Complete	66	92	66
805000028	HSCP - Responder Service Modernisation & Safety Net Technology	42	32	32	Work in progress	148	180	180
805000022	The Digital Workplace	100	83	65	Work in progress	381	464	464
805000032	Flexi Time Application Replacement	25	40	0	Complete	40	80	40
805000001	Core Corporate Finance, Payroll & HR	131	150	150	Work in progress	3,500	3,750	3,750
800050004	Education - Computer Equipment	490	490	490	Work programmed	0	490	490
805600001	ERCLT People's Network	20	20	20	Work to be programmed	0	20	20
805000029	ERCLT Digital Platform	30	42	42	Work in progress	368	410	410
805500004	Social Work Case Management System	35	110	110	Work in progress	0	110	110
805300003	Education CCTV	326	403	403	Work to be programmed	23	626	626
805000027	Telecare Service and Peripherals	119	222	222	Work in progress	928	1,150	1,150
805000034	Full Fibre Digital Transformation	282	1,139	1,139	Work in progress	1,561	2,700	2,700
	Response Centre CCTV	96	96	96	Work to be programmed	0	96	96
	The Way We Work Monitors/Conference Screens	140	140	60	Work to be programmed	0	140	140
		<b>4,498</b>	<b>5,961</b>	<b>5,379</b>		<b>7,015</b>	<b>13,276</b>	<b>13,210</b>

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Fleet

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
806000004	HSCP - Vehicles	401	401	401	Work to be programmed	0	401	401
806000001	Education - Vehicles	395	495	200	In progress	0	495	495
806000002	Environment - Vehicles	2,213	2,269	1,783	In progress	0	2,269	2,269
806000005	Environment - GPRS System	0	95	95	Work to be programmed	10	105	105
		<b>3,009</b>	<b>3,260</b>	<b>2,479</b>		<b>10</b>	<b>3,270</b>	<b>3,270</b>



**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Annex 1 - Schools Major Maintenance Analysis

		<b>ANNUAL COSTS £'000</b>				<b>TOTAL COST £'000</b>		
<b>COST CODE</b>	<b>PROJECT NAME</b>	<b>CURRENT YEAR APPROVED AT 28.02.24</b>	<b>ADJUSTED FOR 2024/25 CASHFLOW</b>	<b>PROJECTED OUTTURN FOR CURRENT YEAR</b>	<b>COMMENT</b>	<b>SPENT PRIOR TO 31.03.24</b>	<b>PREVIOUS TOTAL COST</b>	<b>REVISED TOTAL COST</b>
Grouped	Window Renewal	0	49	49	Complete - payments outstanding	0	49	49
Grouped	Roof Improvements	300	310	310	Work to be programmed	0	310	310
800050066	Provisional Sums	900	900	900	Work programmed	0	900	900
		<b>1,200</b>	<b>1,259</b>	<b>1,259</b>		<b>0</b>	<b>1,259</b>	<b>1,259</b>

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

Annex 2 - Property Maintenance Analysis

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
800404001	HardWire Testing	0	0	200	Allocated from provisional sums	0	0	200
800404003	COSHH Upgrade	0	0	100	Allocated from provisional sums	0	0	100
Grouped	Asset Management	0	0	250	Allocated from provisional sums	0	0	250
800404009	Fire Risk Assessment Adaptations	150	405	405	Work in progress	0	405	405
800404012	Structural Surveys & Improvements	40	40	40	Work in progress	0	40	40
800600001	CEEF/Salix Energy Efficiency	75	75	75	Schemes to be identified	0	75	75
800404005-6	Boiler, Heating & Roof Works	1,250	1,250	1,250	Work programmed	0	1,250	1,250
800404014	Legionella Remedial Improvements	0	0	150	Allocated from provisional sums	0	0	150
800420017	Ventilation Works (including CO2 Monitors)	1,120	1,400	1,380	Work to be programmed - £20k transferred to Thornliebank PS Gaelic Medium project	2,431	3,831	3,811
800420018	Provisional Sum	645	776	0	£30k transferred to Thornliebank PS Gaelic Medium. £46k transferred to Office Accommodation. £700k allocated to specific projects above.	0	776	0
		<b>3,280</b>	<b>3,946</b>	<b>3,850</b>		<b>2,431</b>	<b>6,377</b>	<b>6,281</b>

**GENERAL FUND CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/2025**

**RESOURCES**

	<b>£'000</b>
Grants	
General Capital Grant	4,989
Gaelic Medium Primary Schools	33
Active Travel Transformation Fund	145
People and Places	26
Low Carbon Fund (White Cart Tributaries Environmental Improvements)	154
White Cart Tributaries Environmental Improvements - Other Contributions	50
City Deal	1,000
Sustrans - Lavern Valley Accessibility	4,700
Place Based Investment Programme	511
Shared Prosperity Fund	818
Salix/Central Energy Efficiency	75
	12,501
Developers Contributions	995
Capital Receipts	0
Borrowing	39,800
	<b>53,296</b>

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EAST RENFREWSHIRE COUNCIL26 June 2024Report by the Chief Financial Officer and Director of EnvironmentHOUSING CAPITAL PROGRAMME**PURPOSE OF REPORT**

1. The purpose of this report is to recommend adjustments to the 2024/25 Housing Capital Programme, approved on 28 February 2024, resulting from the finalisation of the previous year's programme and in light of subsequent information.

**RECOMMENDATIONS**

2. The Council is asked to:
  - note and approve the current movements within the programme; and
  - approve the revised new build expenditure plans at Barrhead Road, Commercial Road and Maidenhill with an overall expenditure increase in the current year of £4.694m, which will be off-set by grant income receivable over the following two financial years; and
  - approve increasing the expenditure in the current year on site acquisition and investigation by £0.300m, this will be funded by Commuted Sums: and
  - approve increasing expenditure in the current year by £1.336m to meet investment priorities on the existing housing stock; and
  - note the shortfall of £143,000 and that income and expenditure on the programme will be managed and reported on a regular basis.

**BACKGROUND**

3. The Housing Capital Programme for 2024-2034 was approved by Council on 28 February 2024. The budgeted expenditure for 2024/25 included in this report was £17.467m.
4. Movements on the 2023/24 programme were approved by Cabinet on 7 March 2024. These changes reflected movements subsequent to the position approved by Council on 28 February 2024.
5. This report will adjust 2024/25 project budgets to allow for outstanding works at the year-end to be completed in the current year and seek approval for further amendments to the programme in the current year.

**CURRENT POSITION**

6.	Total anticipated expenditure (Appendix A)	£ 24.231m
	Total anticipated resources (Appendix B)	<u>£ 24.088m</u>
	Shortfall	<u>£ 0.143m</u>

**FINALISATION OF THE 2023/24 PROGRAMME**

7. The finalisation of the previous year's capital programme has cash flow implications for the 2024/25 programme. i.e. any unfinished works will now be progressed during the current year.
8. Appendix A shows the effect of this cash flow adjustment on the expenditure. This is not new or additional expenditure but simply an adjustment to reflect revised timing of expenditure.
9. This adjustment reflects the movements on the 2023/24 programme which were reported to Cabinet on 7 March 2024 and explanations for these movements were included in the accompanying report.
10. A further £0.253m adjustment has now been added, reflecting the underspend at year end. The majority of this movement can be explained as follows:-
  - Sheltered Housing (£0.184m) where a spectrum of works is continuing into the current year.
  - Rewiring (£0.082m) where again work was in progress at the year-end and work will now continue into the current year.

**RECEIPT FROM LAND DISPOSAL**

11. The Council also received a significant capital receipt on 28<sup>th</sup> March 2024. This was both higher in value and earlier than included in approved plans.
12. The receipt has been placed in the capital reserve at 31 March 2024 and will be used to support future capital investment while also helping to ensure the Council has a sustainable long term business plan for the Housing Revenue Account.
13. The programme approved by Council on 28<sup>th</sup> February 2024 included £4.0m of this capital receipt in the years 2025/26 to 2028/29. The conclusion of the land sale and receipt of income earlier than estimated provides an opportunity to rephase capital expenditure on priority projects. The proposals for increases to the current year plan are detailed in paragraph 16 below.

**NEW BUILD PROGRAMME**

14. There have been two significant developments which impact on the Council's new build plans:-
  - Firstly, the programme approved by Council on 28<sup>th</sup> February included a provision of £19.000m for the delivery of 105 new homes within the Maidenhill development over the current and next financial year. It is now anticipated that

these new homes can be delivered in full this financial year with the cost increasing to £19.337m. This costs increase is a requirement following finalisation of contracts and is not related to the revised delivery schedule.

- Secondly, the Scottish Government grant support for new homes has been revised. Members will note that across Scotland there has been reduction in the Scottish Government's affordable housing programme. This has resulted in an overall reduction in the total grant available to the Council to support new build homes during 2024/25 and 2025/26.

In order to help ensure continued Scottish Government funding for existing schemes and to deliver on its existing new build commitments, it is recommended that Council:-

- Defer further expenditure on the proposed developments at Barrhead Road and Commercial Road to 2026/27 and 2027/28 respectively. The total reduced expenditure in the current year will be £5.143m; and
- Approve an expenditure increase of £9.837m for the purchase of the new homes at the Maidenhill development within the current year. This comprises expenditure of £9.500m accelerated from 2025/26 and a further £0.337m contractual increase.

This increase will be off-set by grant of £5.047m and the expenditure deferral at Barrhead Road and Commercial Road of £5.143m. It should be noted that this grant will not be provided until future years, £4.257m during 2025/26 and £0.790m during 2026/27.

Note, while the overall grant available to support new build developments over the current and next year has reduced, the Council has secured an increased level of support specifically for the Maidenhill site. The increase is £0.388m above the previous estimate and covers the increased cost of £0.377m.

## EXPENDITURE

15. The programme approved during February 2024 has increased from £17.467m to £17.901m for purely cash flow reasons between 2023/24 and 2024/25, as outlined in paragraphs 8 to 10 above.
16. The expenditure is subsequently increased by £6.330m to give a revised projected level of £24.231m. The main expenditure movements are as follows:-

### Revised New Build Expenditure

- New Build Projects £4.694m  
As outlined in paragraph 14 above, expenditure in the current year on new development schemes will increase by £4.694m. This will be off-set by grant over the next two financial years.
- Site Acquisition & Investigation £0.300m  
The provision of new affordable housing is a key priority for the Council. However availability of suitable land remains an ongoing challenge for this initiative. Additional investment is required to help address this issue and will be funded in full by Commuted Sums.

### Revised Expenditure On Existing Housing Stock

- External Structural Works £0.300m  
This is primarily targeted at continuing programmes of Roof and Render Renewal and prioritising buildings with roofs well beyond their current lifespan.
- Energy Efficiency Standard £0.075m  
Increased survey and forecasting work will be required in the current year in advance of the new Social Housing Net Zero Standard (SHNZS) being introduced during 2025/26.
- Internal Element Renewals £0.775m  
Tenant satisfaction and engagement work undertaken has suggested that tenants would like to see greater investment in the internal elements of their home such as kitchens, bathrooms, fans, windows and doors, and improving water management in homes.
- Communal Door Entry Systems £0.086m  
A key element of the Scottish Housing Quality Standard (SHQS) is a secure communal door entry system for flatted accommodation. Some of the existing doors systems are reaching the end of their lifecycle and additional investment is required to undertake an upgrade or replacement programme.
- IT Systems £0.100m  
Housing Services have an ongoing digital improvement programme which commenced with the implementation of a new housing management system and online services for customers and tenants. This first stage is reaching completion, thereafter digital improvements are required to enhance the repair and maintenance services. This investment aims to deliver significant efficiencies and improved customer care.

### **INCOME**

17. Resources to support the Housing Capital Programme have been adjusted to reflect the changes noted above.
  - Owner Income  
Estimated income of £0.050m has been added to the programme. This income is expected as a result of the additional investment in external works and door entry systems.
  - Commuted Sums  
This income source has been revised in line with the proposed amendments to the new build and site investigations projects. The drawdown of income from commuted sums has been reduced by £0.649m. In the main this relates to the deferral of the Barrhead and Commercial Road developments.
  - Grant  
This income source has also been revised in line with the proposed amendments to the new build projects. The total grant of £9.838m includes



£5.047m which will be received over the next two financial years, £4.257m during 2025/26 and £0.790m during 2026/27.

- Capital Receipts/Capital Reserve  
As outlined in paragraphs 11 to 13 above, the £4.0m capital receipt scheduled for future years has been brought forward to the current year.
- Borrowing for the year has been reduced by £1.893m below the level approved by Council on 28<sup>th</sup> February 2024. There are significant movements within the programme. However the overall borrowing remains below the level approved by Council on 28<sup>th</sup> February 2024, as detailed in the Treasury Management Strategy report.

## COMMENT

18. It should be noted that application of the capital receipt is currently restricted to the rephasing of existing expenditure commitments on the current housing stock.
19. Further work on the Housing Revenue Business Plan including any amendments to longer term capital plans will be included in future reports to Cabinet.
20. Investment in new build properties at the Maidenhill site is being supported by a Scottish Government grant offer of £9.838m. This grant will be received over three financial years, £4.791m during 2024/25, £4.257m during 2025/26 and a final payment of £0.790m during 2026/27. This requires the Council to front fund these purchases. The Housing Revenue Account has resources to fund this cost.
21. The projected shortfall of £143,000 represents 0.6% of the resources available and is within manageable limits.

## PARTNERSHIP WORKING

22. This report has been prepared following consultation with appropriate staff from Housing Services.

## RECOMMENDATIONS

23. The Council is asked to:-
  - note and approve the current movements within the programme; and
  - approve the revised new build expenditure plans at Barrhead Road, Commercial Road and Maidenhill with an overall expenditure increase in the current year of £4.694m, which will be off-set by grant income receivable over the following two financial years; and
  - approve increasing the expenditure in the current year on site acquisition and investigation by £0.300m, this will be funded by Commuted Sums; and
  - approve increasing expenditure in the current year by £1.336m to meet investment priorities on the existing housing stock; and

- note the shortfall of £143,000 and that income and expenditure on the programme will be managed and reported on a regular basis.

Further information is available from Paul Parsons, Principal Accountant, telephone 0141 577 3123.

Margaret McCrossan  
Head of Accountancy Services (Chief Financial Officer)  
MMcC/PP  
13 June 2024

**EAST RENFREWSHIRE COUNCIL****HOUSING CAPITAL PROGRAMME****PROGRESS REPORT****2024/25**

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.23	PREVIOUS TOTAL COST	REVISED TOTAL COST
835000002	Renewal of Heating Systems	250	300	300	Work in progress	0	300	300
832000001	Rewiring (including smoke/carbon monoxide detectors)	260	342	342	Work in progress	0	342	342
831000002	External Structural Works	700	700	1,000	At tender stage	0	700	1,000
835000008	Estate Works	50	100	100	Works as required	0	100	100
835000006	Energy Efficiency Standard for Social Housing	50	50	125	Work to be programmed	0	50	125
835000010	Aids and Adaptations	350	350	350	Work in progress	0	350	350
831500001	Internal Element Renewals (including kitchens, bathrooms and doors)	550	475	1,250	Work in progress	0	475	1,250
835000005	Communal Door Entry Systems	0	64	150	Work in progress	137	201	287
835000012	Sheltered Housing	450	634	634	Work in progress	168	1,702	1,702
830500003	Purchase of Property (CPO/Mortgage to Rent Acquisition)	50	50	50	General provision - dependent on Scottish Government referrals.	0	50	50
835000003	IT Systems	134	70	170	Work in progress	0	70	170
	Maidenhill Areas A1-A3 (Estimate 105 units)	9,500	9,500	19,337	Work programmed		19,000	19,337

**EAST RENFREWSHIRE COUNCIL**

**HOUSING CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2024/25**

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED 28.02.24	ADJUSTED FOR 2023/24 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.23	PREVIOUS TOTAL COST	REVISED TOTAL COST
	Barrhead Road Newton Mearns (Estimate 17 units)	4,000	4,057	0	Deferred to 2026/27	143	5,000	5,000
	Commercial Road Barrhead (Estimate 49 units)	1,000	1,086	0	Deferred to 2027/28	14	10,000	10,000
	Site Investigations	113	113	413	Work to be programmed	0	113	413
N/A	Retentions	10	10	10		0	10	10
		<b>17,467</b>	<b>17,901</b>	<b>24,231</b>		<b>462</b>	<b>38,463</b>	<b>40,436</b>

EAST RENFREWSHIRE COUNCILHOUSING CAPITAL PROGRAMME 2024/25PROGRESS REPORTRESOURCES

	£'000	£'000
Borrowing		8,800
Commuted Sums - New Build		1,350
Grant - New Build		
- 2024/25 Allocation	4,791	
- 2025/26 Allocation	4,257	
- 2026/27 Allocation	<u>790</u>	9,838
Recharges to Owner Occupiers (including HEEPS grant)		50
Capital Receipts/Use of Capital Reserve		4,000
Purchase of Property/Rental off the Shelf		50
<b>Total</b>		<u><b>24,088</b></u>

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EAST RENFREWSHIRE COUNCIL26 June 2024Report by Director of EnvironmentHRA LAND TRANSFER AND LEASE  
FOR CITY DEAL FUNDED BALGRAY STATION**PURPOSE OF REPORT**

1. The purpose of this report is to ensure all necessary permissions from East Renfrewshire Council are in place, in advance of the submission of the Full Business Case for the proposed Railway Station in Barrhead South to Glasgow City Region Programme Management Office, for appraisal, in July 2024. The City Deal and Infrastructure Team is seeking Council approval to:

- transfer ownership of two small pockets of land held in the Housing Revenue Account (HRA) to Network Rail for a nominal fee (the areas shaded in purple in Appendix 1), and
- enter into a 175-year lease with Network Rail, for a peppercorn rent, to transfer a larger area of HRA land to be used as the car park for Balgray Station (the area outlined in pink in Appendix 1).

**RECOMMENDATIONS**

2. The Council is asked to:

- a) note the progress of the proposed Balgray railway station in Barrhead South;
- b) approve the transfer of HRA land to Network Rail; and
- c) approve the 175-year lease of HRA land adjacent to Balgray Station to Network Rail for use as a station car park, with associated access areas for maintenance.

**BACKGROUND**

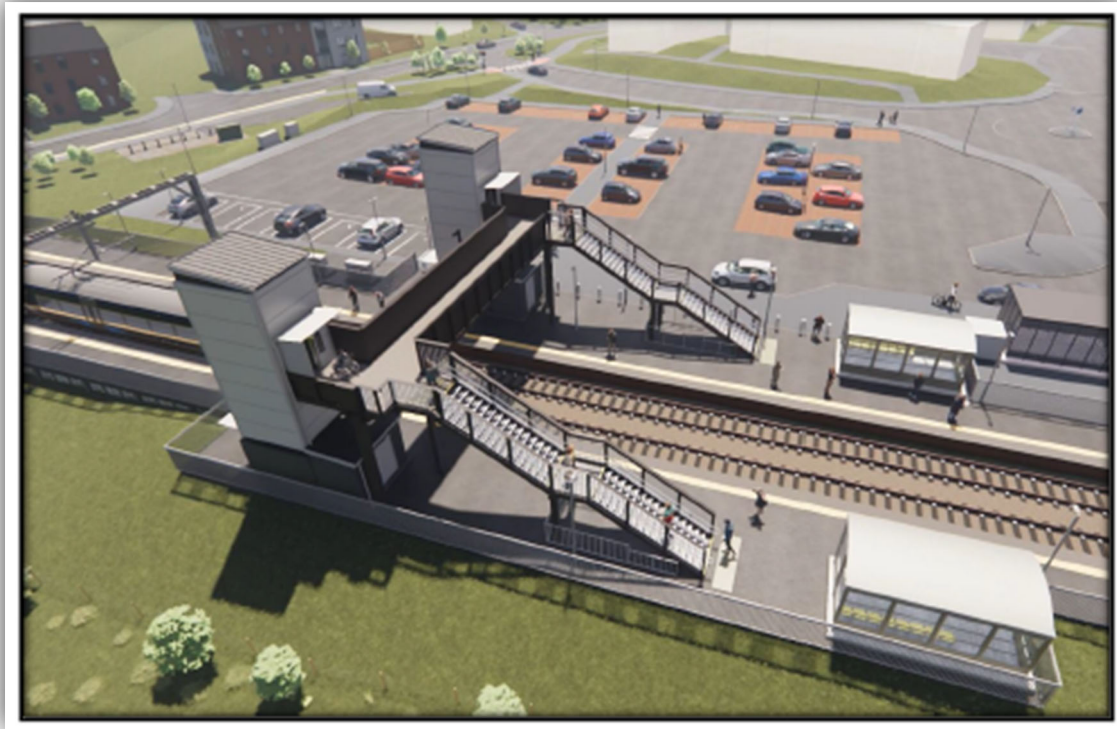
3. East Renfrewshire is benefiting from a £44 million City Deal investment package comprising £38 million investment from the Scottish and UK Governments and co-funded by the Council with a £6 million capital contribution. The programme of projects comprises as follows:

- Lavern Works
- Greenlaw Business Centre (The Greenlaw Works)
- Balgraystone Rd improvements
- New Rail Station at Barrhead South
- Aurs Road Improvements
- Country Park Visitor Facilities.

## BALGRAY STATION

4. The design of the station is two platforms on either side of the dual rail track electrified lines, with a linked overhead pedestrian bridge incorporating lifts. These structures are required to be owned by and located on Network Rail (NR) land, in order that the station can be operated under NR regulated asset regulations. The image below shows the proposed design.

**Figure 1: Proposed Station Design, Balgray Station**



5. The delivery of a new railway station at Barrhead South, on the Glasgow to Neilston line, will support the new community at Barrhead South and enhance sustainable travel options for existing and new residents. The new Balgray railway station improves access to jobs and services and enhances physical links between communities. In addition, the provision of the new railway station will provide improved access to the Dams to Darnley Country Park, from both East Renfrewshire and the wider City Region. The access road and bus-turning circle have already been completed as part of the Balgraystone Road works. The station is intended to facilitate higher visitor numbers to the Country Park. This will promote increased health and wellbeing for residents and visitors. There will be good access to the new station, including active travel options, and this will form part of the Council's plans to transition to the use of more sustainable multi-modal transport and a reduction in the number of car journeys.

## PROGRESS

6. In February 2024, Network Rail, with appointed contractor Story, provided an outline design for the station layout. This has informed a revised Stage 2 Detailed Strategic Transport Appraisal (STAG2) which was submitted to Transport Scotland in May 2024. This STAG2 is due to be endorsed by Scottish Ministers at an Investment Decision Making Board (IDM) in early August 2024. Network Rail will submit a Prior Notification to East Renfrewshire Council



in July 2024. The new station falls under permitted development powers held by Network Rail and there is a process that must be followed, whereby the Council determines the request under delegated powers. Detailed design will commence once the Final Business Case is approved. The project timescale is set out in Figure 1.

7. Ekos, a specialist consultancy has been appointed to prepare the Full Business Case for Balgray Station. This will be submitted to the Glasgow City Region Programme Management Office (GCR PMO) for appraisal in July 2024. It is anticipated the Glasgow City Region Chief Executives' Group will approve the Balgray Station Full Business Case (FBC) on 5 September 2024 and release the remaining funding, bringing the total approved budget to £18.3 million. The spend profile is shown in Figure 2. Construction is estimated to start in Spring 2025 with an approximate 12 month build programme.

**Figure 1: Project Timescale**

Forthcoming Milestones	
<b>26 June 2024</b>	ERC approval of HRA land transfer and long term lease
<b>1 July 2024</b>	Network Rail Submit Prior Notification to ERC Planning
<b>25 July 2024</b>	ERC submits FBC to GCR PMO for appraisal
<b>7 August 2024</b>	Transport Scotland IDM Board endorses STAG2
<b>5 September 2024</b>	GCR PMO report to CEG recommending approval of the FBC
<b>Spring 2026</b>	Projected completion

**Figure 2: Project Funding**

Project Funding	
<b>Total Budget:</b>	£18.3M
<b>Source(s) of Funding:</b>	GCR City Deal £15.73M ERC £2.56M
<b>Expenditure to Date:</b>	£1.26M

## LAND TRANSFER AND LONG-TERM LEASE OF LAND

8. In February 2015, ERC submitted an application to the Scottish Government under Section 12 (7) of the Housing (Scotland) Act 1987, for consent in principle to dispose of land in the HRA, required for the station to the east of Balgraystone Road, Barrhead. The application sought the transfer of c 2.1 hectares of land on a long lease basis to Network Rail, subject to further design and engineering studies, after which a formal valuation would be undertaken. The application stated that the area identified for transfer is adjacent to the Barrhead South Strategic Development Opportunity for development of housing for sale. The area is the subject of Supplementary Planning Guidance (SPG), setting out the principles for the development. The SPG was approved by full Council on 17th December 2014. The application was approved, subject to a valuation by the District Valuer (DV).

9. Subsequent design and engineering studies have identified two additional small pockets of HRA land, shaded purple in the plan in Appendix 1, that are also required to allow construction and operation of the station. The valuation undertaken by the DV also supports the permanent transfer of the feuhold of the two purple-shaded areas shown in Appendix 1 to Network Rail, to comply with the statutory requirements of the rail sector. This land will be transferred for a nominal sum.

10. The carpark and associated access areas for maintenance purposes of c. 2.1 hectares are outlined pink in Appendix 1. This area will be the subject of a 175 year lease to Network Rail. The annual rent for this area is a 'peppercorn' rent of £1. The lease will incorporate a clause where the Council receives a share, to be negotiated, of any future income from any electric vehicle charging spaces and any future introduction of car-parking charges within the facility. Network Rail will also have a right, at the end of the 175 year lease, to purchase the land for a value to be determined at that time by a Chartered Surveyor.

11. The parties have agreed that if the station were to close for any reason, or any part of the car park were deemed surplus to requirements, the land will be transferred back to the HRA.

12. It is proposed the land shown outlined in pink in Appendix 1 be transferred to Network Rail for 175-year ground lease at a rental of £1 p.a., if asked, and the feuhold of the land shown shaded purple be transferred permanently, also for a nominal fee.

### **FINANCE AND EFFICIENCY**

13. East Renfrewshire is benefiting from a £44 million investment package comprising £38 million investment from the Scottish and UK Governments and co-funded by the Council through a £6 million capital contribution.

14. No additional funding is requested. Revenue costs associated with the station are to be borne by the train operator.

### **CONSULTATION**

15. Since inception in 2015, the Council has undertaken several consultations at various stages of project development involving a wide range of stakeholders. In December 2023, Network Rail held a community event in the Auchenback Resource Centre and mailed residents living opposite the station site to inform them of progress on the station proposal.

### **PARTNERSHIP WORKING**

16. East Renfrewshire has worked with Network Rail, using Development Service Agreements covering the scope of the proposed rail station, ground investigations and outline design. This partnership working will continue via an Implementation Agreement for detailed design, construction of the station and pedestrian bridge, and ancillary infrastructure such as the car park.

### **IMPLICATIONS OF THE PROPOSALS**

17. An equalities impact assessment in accordance with the Equality Act 2010 has been undertaken for this project, to supplement the Equalities and Human Rights Impact Assessment (E&HRIA) that was prepared alongside the East Renfrewshire Proposed Local Development Plan. The E&HRIA sets out what positive and negative impacts for the plan or its policies might have. Individual City Deal funded projects are assessed individually at the appropriate time, within the preparation of each business case and in conjunction with relevant Council colleagues.

18. Climate Change Impact Assessments (CCIA) Stages 1 and 2 have been completed. These will be reviewed and updated during the preparation of the Full Business Case for the proposed New Rail Station in Barrhead South in due course.

## CONCLUSIONS

19. All legal agreements need to be in place prior to the submission of the Full Business Case in July 2024, therefore, Council approval is sought to:

- transfer ownership of two small pockets of land held in the Housing Revenue Account (HRA) to Network Rail for a nominal fee (the areas shaded purple in Appendix 1), and
- to enter into a 175-year lease with Network Rail, for a peppercorn rent, to transfer a larger area of HRA land to be used as the car park for Balgray Station (the area outlined in pink in Appendix 1).

## RECOMMENDATIONS

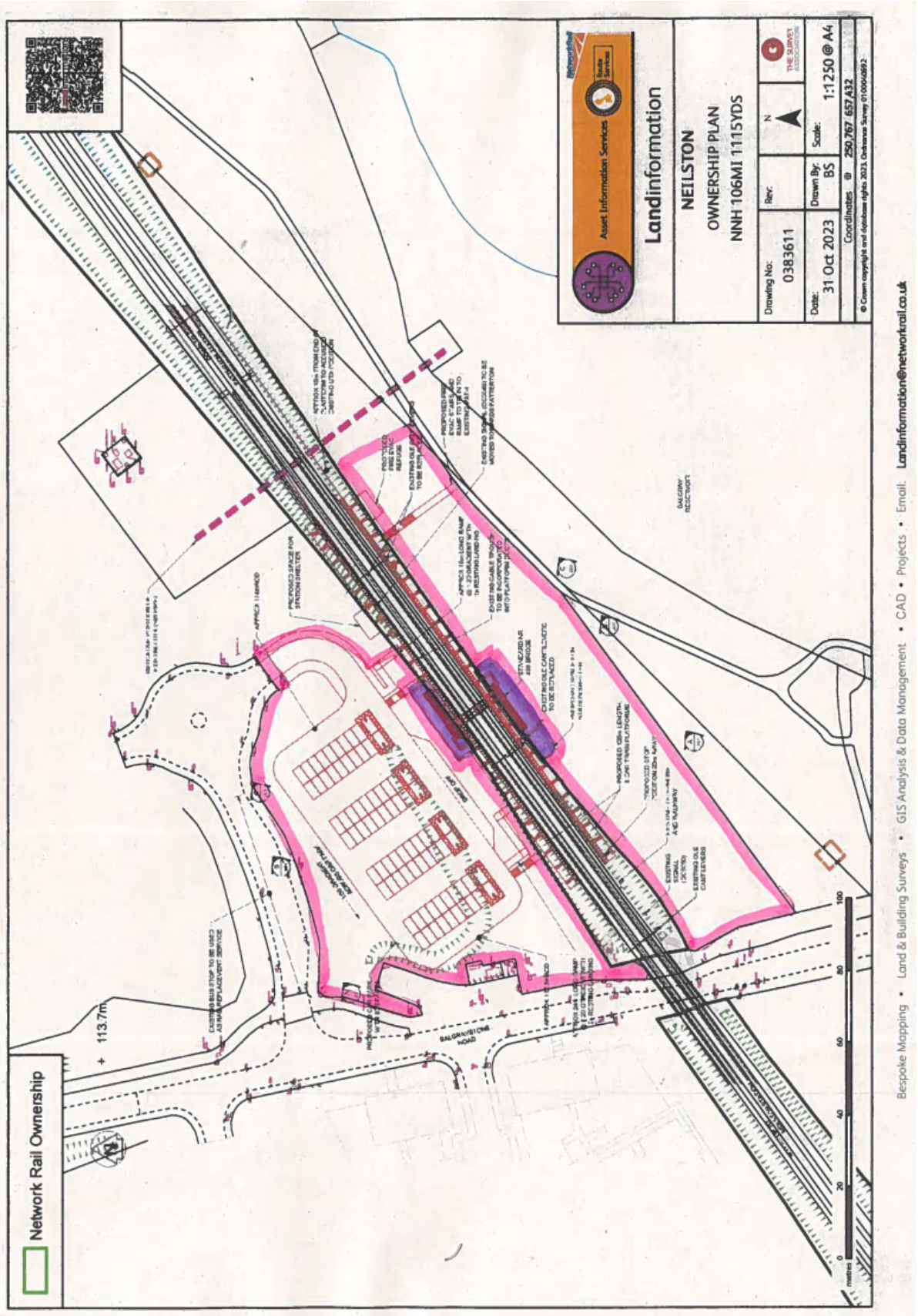
20. The Council is asked to:

- a) note the progress of the proposed Balgray railway station in Barrhead South;
- b) approve the transfer of HRA land to Network Rail; and
- c) approve the 175-year lease of HRA land adjacent to Balgray Station to Network Rail for use as a station car park, with associated access areas for maintenance.

Director of Environment

Further information can be obtained from: Michaela Sullivan, Head of Environment (Chief Planning Officer), [michaela.sullivan@eastrenfrewshire.gov.uk](mailto:michaela.sullivan@eastrenfrewshire.gov.uk)

APPENDIX 1: HRA Land Transfer and Lease



EAST RENFREWSHIRE COUNCIL26 June 2024Report by Director of Business Operations and PartnershipsCHANGE TO SCHEME OF ADMINISTRATION  
APPEALS COMMITTEE MEMBERSHIP**PURPOSE OF REPORT**

1. To amend the Scheme of Administration to provide for increased membership of the Appeals Committee to ensure that final determination of disciplinary appeals may take place within an appropriate timeframe.

**RECOMMENDATION**

2. The Council is asked to amend paragraph 2 of the Scheme of Administration to change the membership of the Appeals Committee from “5 Elected Members” to “All Elected Members save for, in any given case, those members holding convenerships reflective of the service to which the appellant belongs or belonged prior to dismissal”.

**BACKGROUND**

3. The Appeals Committee is established in terms of the Council’s Scheme of Administration to hear appeals against certain disciplinary sanctions (final written warnings and dismissals) and forms the Council’s last internal consideration of a disciplinary case. Membership currently comprises a pool of 5 elected members from which 3 are required to ensure that the committee are quorate on any given sitting. Members on the committee fulfil a quasi-judicial role and are not involved in the development of policy.

4. The Council is expected to address conduct issues in a fair and reasonable procedural manner and this includes an expectation that disciplinary processes will be conducted without undue delay. As the final internal consideration of a disciplinary matter, the Appeals Committee is expected to sit within a reasonable timeframe of the appeal being received. A failure to do so can give rise to adverse findings or critical comment if the matter ultimately proceeds to Tribunal.

**REPORT**

5. Over the preceding two years the Council has seen a rise in the number of appeals against disciplinary sanction which require to be adjudicated by the Appeals committee. This has placed some pressure on officers of Democratic Services in identifying suitable dates for hearings which accommodate the availability of all parties concerned including appellants and their representatives, witnesses and committee members. In some cases, hearings have required to be delayed for periods of up to 3 months. While the availability of members is not the unique cause of this delay it is a relevant factor.

6. To minimise the potential for delay in such proceedings it is proposed that the pool from which committee members are drawn is extended to encompass all elected members. It is not proposed to change the quorum for any such committee meeting and it is therefore considered that this will provide staff of Democratic Services with greater flexibility in scheduling hearings as the likelihood of finding sufficient numbers of available members will be enhanced.

7. Training in relevant employment matters will be provided to all elected members to ensure that they have relevant knowledge prior to sitting on the Committee.

8. The fairness of a disciplinary sanction can also be affected by any suggestion of bias or partiality. With an increase in the membership pool, there will be greater flexibility to ensure that committee members are sufficiently removed from any perceived conflicts of interest such that employees pursuing Employment Tribunal claims cannot suggest that this was a factor in their dismissal. It is therefore also proposed that conveners of services are excluded from sitting in respect of any appeals for officers employed or formerly employed within those services.

## **FINANCE AND EFFICIENCY**

9. There are no financial implications arising from the proposal. Training of members will be accommodated within existing training provision.

## **CONSULTATION**

10. The report has been discussed with the Director of Business Operations and Partnerships, the Head of Human Resources and Corporate Services and the Democratic Services Manager.

## **CONCLUSION**

11. Approval of the proposed change will enhance the likelihood that hearings will take place within shorter timeframes and so minimise the potential for adverse Tribunal findings or negative comment regarding the Council's actions. Potential challenge to any decisions of the committee on the basis of bias will also be diminished. It will also reduce the period during which Appellants face stress and uncertainty pending their appeals being determined.

## **RECOMMENDATION**

12. The Council is asked to amend paragraph 2 of the Scheme of Administration to change the membership of the Appeals Committee from "5 Elected Members" to "All Elected Members save for, in any given case, those members holding convenerships reflective of the service to which the appellant belongs or belonged prior to dismissal".

REPORT AUTHOR: Gerry Mahon, Chief Officer – Legal and Procurement

Background papers – none