

STIRLING COUNCIL

MINUTES of MEETING of the COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE held in VIEWFORTH, STIRLING on THURSDAY 5 NOVEMBER 1998 at 10.30 am

Present:-

Councillor John HENDRY (in the Chair)

Councillor Rob BALL
Depute Provost Margaret BRISLEY
Councillor David DAVIDSON
Councillor Ann DICKSON
Councillor Pat GREENHILL
Councillor Keith HARDING

Councillor Ian LAMBIE (Substitute)
Mr Mike MAKOWER
Mr Hilary MORAES
Councillor Corrie McCHORD
Provost John PATERSON
Councillor John WYLES

Also Present:-

Councillor Tom Hazel

In Attendance:-

Mr Sean Brennan, Research Officer (Economic Issues), Chief Executive's Services
Mr Bob Calvert, Facility Manager, Rainbow Slides Leisure Centre
Mr Alan Cumming, Property and Business Development Manager, Environmental Services
Mr Alastair Delaney, Youth Policy Manager, Community Services
Mr Bill Dickson, Director of Finance and Information Services
Mr Paul Doherty, Strategic Services Manager, Chief Executive's Services
Mr Des Friel, Head of Youth/Strategic Support, Community Services
Ms Fiona Fulton, Assistant Press and PR Officer, Chief Executive's Services
Mr Alan Gillies, Head of Libraries, Heritage and Cultural, Community Services
Mr David Martin, Director of Environmental Services
Ms Oonagh McCullough, Executive Officer, Environmental Services Services
Ms Felicity McLelland, Head of Community Support, Community Services
Ms Joyce Petrie, Vocational Training Manager, Community Services
Mr Keith Russell, Operations Manager, Sport and Leisure, Community Services
Mr John Shaw, Development Manager, Environmental Services
Ms Catherine Sutherland, Grants and Funding Officer, Community Services
Ms Jane Spiers, Heritage and Cultural Services Manager, Community Services
Mr Mick Stewart, Head of Planning and Environmental Strategy, Environmental Services
Mr Iain Whitelaw, Head of Economic Development, Environmental Services
Mr Keith Yates, Chief Executive
Miss Ann Dromgoole, Committee Officer, Civic Services (Clerk)

Apologies:-

Apologies for absence had been received from Mrs Heather Bovill, Councillor Ken Campbell, Mrs Mukami McCrum and Helen Munro.

CE 74 URGENT BUSINESS

The Chair agreed that a report entitled "Stirling Thistle Marches" be considered as a matter of urgency and be taken first on the agenda to enable the Committee to be up-dated (i) on the progress of Stirling Thistle Marches since it opened for trade in September 1997; (ii) the successful sale of the Centre to Standard Life and (iii) the benefits arising from the sale.

CE 75 STIRLING THISTLE MARCHES

Stirling Thistle Marches had been delivered by Thistle II Limited, a joint venture company with a 49% shareholding held by Stirling Council, 49% held by John Laing Property and 2% held by DepFa Bank. Prior to commencement of the development Thistle II Ltd had entered an Agreement with Standard Life Assurance Company whereby Standard Life Assurance had an option to purchase the completed development at a price determined by a fixed formula exercisable by between 11 months and 16 months after completion.

Standard Life had now formally exercised their option to purchase and the sale of the Centre had been completed on 4 November 1998. Following the final adjustments the purchase price calculation had resulted in a total sum of £37.2 million.

A report and Presentation by the Director of Environmental Services reviewed (i) the progress of Stirling Thistle Marches since its opening for trade in September 1997; (ii) the successful sale of the Centre to Standard Life; and (iii) the benefits to the Council, both financial and non financial, arising from the development and sale of the Shopping Centre.

The Development Manager, Environmental Services reported that on 4 November 1998 the Council had received a cheque for £8m, based on the purchase price of £37.2m. The receipt of monies from Standard Life had enabled all debt incurred in undertaking the Development to be repaid, a bank loan from DepFa and funding provided by the former Central Regional and Stirling District Councils to be repaid immediately together with all interest payable. He also confirmed that Thistle II Ltd would distribute the residual profit equally between the two main shareholders, Stirling Council and John Laing Property and that the financial benefits to the Council, based on purchase price settlement could be broken down as follows:-

- a £6.5 million loan repayment
- £290,000 fees on Council loan
- £1.27 million interest on Council funding
- a £1 million development management fee

- an estimated £3 million share pre-tax profit
- circa £400,000 per annum ground rent in a full operating year.

The Development Manager also confirmed that the capital receipts and revenue benefits arising from the sale of The Marches had enabled the Council to significantly bolster its capital programme in 1998/99.

The indirect benefits to the Council were identified as follows viz:

- the re-establishment of Stirling as the most important regional retail centre in Scotland outside the major cities;
- the creation of almost 800 jobs as a result of The Marches development with the Council's "Joblink" targeted recruitment process ensuring that the benefit to local unemployed people had been maximised;
- the creation of a sustainable transport interchange consisting of a 14 stance bus station providing a modern concourse, information centre, cafe and computerised vehicle management system;
- the provision of a two level 970 space car park designed with safety and energy efficiency as a priority and a new Shopmobility facility with designated parking space to provide access for all to The Marches and the rest of the Town Centre;
- an increase in Stirling's overall retail offer by the creation of 40 new shop units which had benefited the local community and visitors alike with virtually all The Marches' tenants being new to Stirling.

In respect of Marketing, the Centre had achieved a merit award for the marketing campaign used for its launch. The Centre had also been entered for the British Council of Shopping Centre's Best New Scheme Award which would be judged towards the end of November 1998.

The Director of Environmental Services confirmed that the development of the Thistle Marches was in line with the Council's Social Inclusion and Sustainability aims and that completion of the project had implemented long standing policy objectives in both the Structure and Local Plans. The joint venture had been established to facilitate a quality development and enable Stirling Council to raise private finance whilst containing commercial risk and achieving a return on investment.

The Chair referred to the vision shown by Stirling Council's predecessor Councils in promoting Thistle II and thanked all Officers involved in the project.

Members concurred with the view that this Development had exemplified very well the Council's commitment to corporate working and expressed hopes that the Centre would continue to be of benefit to all traders in Stirling.

Decision

The Committee agreed:-

- (1) to note the Council's leading role in the successful development of a major Shopping Centre and its subsequent sale to Standard Life;
- (2) to note the benefits arising from the development and the sale of The Marches Shopping Centre;
- (3) to place on record thanks to John Shaw and his Team, all the Council Services, the Construction Contractors and the Council's other partner agencies who were involved in the completion of this very successful project.

(Reference - Paragraph CE 18 of 6 November 1997; Report by Director of Environmental Services of 16 October 1998 tabled.)

CE76 MINUTES

Community and Economic Development Committee - 3 September 1998

Decision

The Committee agreed to approve the Minutes of Meeting held on 3 September 1998 as a correct record of the proceedings.

CE77 QUESTIONS

The Chair confirmed that no Questions had been received in terms of Standing Order Number 27.

CE78 BRIEFING ON THE GOVERNMENT'S FRAMEWORK FOR A DEVELOPMENT STRATEGY FOR RURAL SCOTLAND

In March 1998 Stirling Council had responded to the Government's Consultation Paper "Towards a Development Strategy for Rural Scotland." In August 1998 the Government had introduced a follow-on document entitled "Towards a Development Strategy for Rural Scotland - the Framework." The two main objectives of the follow-on document were:-

- to set out a framework within which the principles for Rural Development could be delivered;
- to demonstrate what the Government was doing to ensure that national policies were responsive to rural needs.

A report by the Chief Executive's Services provided (i) a brief to Members on the Government's Strategy, (ii) Stirling Council's response to the Consultation document and (iii) highlighted how the Government's strategy could influence the rural development activities of the Council and its partners.

Paul Doherty, Strategic Services Manager, Chief Executive Services confirmed that Stirling Council was currently developing a Rural Strategy that would demonstrate the Council's commitment to sustainable development and quality service delivery within its rural area. The Rural Strategy would also act as a valuable platform for dialogue and co-operation involving the community, private, public and voluntary agencies in promoting sustainable rural development. The Government's "Framework" was therefore, particularly important as it provided a policy context for rural development at a national level and guidance on the formation of delivery mechanisms or partnership structures at a local level.

The Chief Executive's Services report also highlighted Stirling Council's concerns on the Government's Framework viz:-

(i) The Framework had not adequately addressed the issue of support to rural communities - how they would address/support and influence sustainable development;

(ii) Although the Framework recognised the higher costs involved in delivering services to rural areas there appeared no prospects of additional financial support from Central Government in recognition of these factors i.e. lack of financial commitment and in particular no reference to the suggested establishment of a Rural Aid Fund.

Decision

The Committee agreed to note the contents of the report.

(Reference - Paragraph CE42 of 26 March 1998; Report by Chief Executive's Services (undated) submitted.)

CE79 RURAL STRATEGY: COMMUNITY STRATEGIC PLANNING

Stirling Council was one of five authorities chosen as a Pathfinder for Community Strategic Planning. Community Strategic Planning was the process by which a community:-

- identified a clear vision for the future which was tested at local public workshops and meetings
- brought together information on the areas through analysis of the current situation
- identified projects and actions

A report by the Director of Community Services indicated that The Corrom Trust had received funding from the Scottish Office and the Convention of Scottish Local Authorities to take forward Rural Community Development Initiatives throughout Scotland via Community Futures Scotland. In 1996 the

communities of Tyndrum and Crainlarich had been involved in a pilot study undertaken by the Trust for Community Strategic Planning. This study had been funded 50% by the Trust and the remainder 50% by Stirling Council, Forth Valley Enterprise, Scottish Homes and LEADER European Funds.

A report proposed a model for Community Strategic Planning in the Rural area of Stirling in partnership with the Corrom Trust. The Head of Community Support, Community Services, explained that the model built on the successful pilot project in Crainlarich and Tyndrum which had culminated in the formation of the Strathfillan Community Development Trust. The proposed model for community involvement in strategic planning was very much in line with key aims for the Council's Rural Strategy and several communities had already expressed an interest in becoming involved. There would also be closer links with the Rural Stirling Partnership which was well placed to bring together key partner agencies at a strategic level in the rural area.

The report indicated that the total cost per community participating in a project would be £25,000. Previously Corrom Trust had secured funding of 50% for each project. Effectively this would leave a sum of £12,500 per project to be found from the local authority and its partners. The report confirmed that if Stirling Council decided to fund three projects then resourcing of £37,500 would need to be identified. This sum was not available within current Service budgets. It was probable however that 50% of this £37,500 could be met by an application to LEADER European funding.

Councillor Davidson welcomed this initiative on rural development but suggested that the net be widened to seek the interest of the whole rural wide area of Stirling. He expressed the opinion that if encouragement was given and knowledge about funding bids etc provided then other rural communities might also like to be considered for participation in the pilot project.

Decision

The Committee agreed to recommend to the Resources Committee:-

- (1) to note the possibility that 50% of the £37,500 funding could be met by an application to LEADER European Funding and agree that a contribution of £18,750 be met from the Council;
- (2) to agree that the Council pursues the model for Community Strategic Planning in the rural area of Stirling in partnership with the Corrom Trust;

- (3) that three communities, or inter-linked communities, be chosen to take part in the Community Strategic Planning process and request Officers to consult with the wider rural community to gauge their interest in the pilot project prior to a decision being taken on the areas selected.

(Reference - Report by Director of Community Services of 23 October 1998 submitted).

CE80 NEW DEAL: STIRLING COUNCIL AS AN EMPLOYER

The creation of sustainable employment was a major objective of New Deal and this had been stressed by Employment Services both at national and local level. Stirling Council was committed in principle to becoming involved in New Deal as an employer. However a number of issues needed to be considered and an agreement reached with the Trade Unions before the Council could start to make New Deal opportunities available to unemployed local people.

A report by the Director of Community Services advised Members of the progress made regarding the Council becoming involved in New Deal as an employer.

The Head of Youth/Strategic Support indicated that the Forth Valley Area had been selected to operate one of the New Deal Pilot Schemes for the +25 year olds from November 1998. New Deal for 18 - 24 years olds had concentrated on providing opportunities for unemployed young people but the New Deal 25+ pilots would be different in terms of emphasis and priorities of outcomes.

The Head of Youth/Strategic Support explained that the wage subsidies available under New Deal for 18-24 year olds offered a weekly wage subsidy of £60 for six months for each employed placed. The New Deal for the 25+ offered a subsidy of £75 per week for the same length of time. The Head of Youth/Strategic Support confirmed that, based on current salary scales, these wage subsidies would be insufficient to cover the cost to the Council of employing unemployed people on the minimum salary scale level GS1/2. The principle issue for the Council would therefore be to decide whether to create temporary posts, under New Deal, or look at existing vacancies within the Council.

The Committee was also asked to consider the Resolution on New Deal for 18 - 24 years olds passed by Stirling Council's Youth Congress. Part of the Resolution highlighted concerns the Congress had on the revolving door syndrome whereby Companies signed up to New Deal, received financial benefits, but after the six months term was over dumped the participant back onto the job market and then started the whole cycle again. The Congress took the view that this action rendered New Deal for Young People a short term answer to a long term problem.

In response to a query the Head of Youth/Strategic Services confirmed that the issue of people from ethnic minorities participating in New Deal Programmes would be discussed at a forthcoming meeting with Employment Services. Councillor Greenhill, in welcoming the response from the Youth Congress on New Deal, emphasised the need for the New Deal opportunities to be extended to include all young people living within the geographical area of the Council.

Decision

The Committee agreed:-

- (1) to note (i) the progress made to date on New Deal and (ii) the Resolution from the Youth Congress concerning New Deal for 18 - 24 year olds as detailed in the report by the Director of Community Services and Appended to this Minute (Appendix 1);
- (2) to agree that following the outcome of discussions with the Trade Unions that a report on New Deal be submitted to a future meeting of the Resources Committee.

(Reference - Paragraph CE70 of 3 September 1998; Report by Director of Community Services of 21 October 1998 submitted).

CE81 PATHWAYS PROGRAMME: EXTENSION OF FUNDING UNTIL 31 MARCH 1999

Youth Support had successfully piloted an alternative to the current nationally funded employment measures. The locally devised Pathways Programme offered a much more holistic approach to the learning and other needs of young people aged between 16 - 24. In 1998 Stirling Council's Pathways Programme had attracted the largest single award, under European Social Fund Objective 3 Funding, of any Scottish Local Authority and the Council had also been successful in gaining funding from Stirling Partnership for Urban Regeneration and Forth Valley Enterprise.

A report by the Director of Community Services provided information on the Pathways Programme offered by Youth Support and sought approval of a bid for £12,955 from corporate contingency funds to enable continuation of this successful initiative until 31 March 1999.

The external funding sources of the Programme were due to end on 31 December 1998 and a funding bid for the year 1999 was being prepared based upon the successful delivery of the existing programme. The Head of Youth/Strategic Support explained that provision of the additional funding by the Council would enable continuity and permit the retention of 3 key members of staff until the beginning of the new financial year, pending the outcome of the various funding applications for 1999. The staff concerned worked directly with the young people and were central to the success of the Programme.

Decision

The Committee agreed:-

- (1) to support the request for additional funding which would allow continuity of this successful initiative until the beginning of the new financial year;
- (2) to agree that a sum of £12,955 be made available from Corporate Contingency Funds to allow the continuation of this successful initiative until March 1999;
- (3) to request the Head of Youth/Strategic Support to provide Councillor Davidson with an analysis of how a future Pathways Programme could be extended into the Rural Areas.

(Reference - Paragraph CE56 of 9 June 1998; Report by Director of Community Services of 21 October 1998 submitted).

CE82 FORMER REGION-WIDE URBAN PROGRAMME PROJECTS: TERMINATION OF FUNDING 1998/1999 (a) COMMUNITY TRAINING AND DEVELOPMENT UNIT (b) LINKED WORK AND TRAINING PROJECT

On 18 April 1998 the Resources Committee had agreed that Community Services co-ordinate procedures with Council Services and Falkirk and Clackmannanshire Councils to consider evaluations and options and to make recommendations to the relevant Committees of Stirling Council on former Region wide Urban Programme Projects.

A report by the Director of Community Services provided reviews of the evaluations of two Community Services sponsored region-wide Urban Programme projects (a) Community Development Training Unit and (b) Linked Work and Training Project. The report set out (i) the current funding position of the projects, (ii) their main purpose (iii) summarised the evaluations and (iv) provided recommendations about future Council support. The Evaluations had been carried out by Falkirk Council as Lead Council.

Decision

The Committee agreed:-

- (1) **Community Development Training Unit** - in respect of the Community Development Training Unit Project to agree :-
 - (i) the Evaluation Report found that this project had provided valuable support and training over the years to projects and groups in the Urban Programme areas;

(ii) that the report had identified weaknesses in the identification of training needs and in assessing the impact of work undertaken and the need for follow up;

(iii) to recommend that in view of (ii) above and the recent evidence indicating low up-take in Stirling (particularly in the eligible areas) plus also the Council's existing commitments to Community capacity building in the regeneration areas, not to continue funding the project.

(2) **Linked Work and Training Project** - in respect of the Linked Work and Training Project to agree:-

(i) to note a recent Monitoring Report and that the successful completion of the first intake of students had showed that this project had been highly successful in its core remit;

(ii) to recommend that given that the nature of this project's work was in the field of Higher Education, and the high level of costs involved, not to continue to fund the project beyond the Urban Programme termination date.

(Reference - Paragraph RS 179 of 23 April 1998; Report by Director of Community Services of 26 September 1998 submitted).

CE83 REVIEW OF STIRLING COUNCIL REPRESENTATION ON THE BOARD OF STIRLING BUSINESS LINKS

On 26 March 1998 the Community and Economic Development Committee had agreed to support a restructuring of Stirling Business Links to create a vehicle for delivering the various activities of the Stirling Initiative, the Stirling Initiative Community Forum, Stirling Business Links Training and Town Centre Management.

A report by the Director of Environmental Services gave an up-date on the progress made by Stirling Business Links in bringing together these four separate organisations and sought a review of the Council's representation on the Board. The report also provided a positive progress report on the restructuring process, highlighted what had been achieved to date and detailed the key areas requiring work over the coming months.

During the period April 1997 to March 1998 Stirling Business Links had brought its activities and programmes in line with the key "Access to Opportunity" objective of Stirling Partnership for Urban Regeneration. The Head of Economic Development explained that one of the key changes the Company was required to put in place were amendments to the present Articles of Association to reflect Board Membership which now included for representation from appropriate Community and Voluntary Sector Groups within the Stirling Partnership for Urban Regeneration areas. The Committee was asked to support the proposed amendments and to take account of the proposed membership changes, including a reduction in the number of Stirling Council elected representatives from four to two.

Decision

The Committee agreed:-

- (1) to recommend that the Council reduce its representation on the Board of Stirling Business Links from four to two to reflect the changes that had taken place in the Company's structure and the proposed increased representation from other public agencies;
- (2) to agree that the Council's two representatives for appointment to the Board of Stirling Business Links be Councillor John Hendry and Councillor David Davidson;
- (3) to note the continued satisfactory progress being made in restructuring Stirling Business Links, in line with the Council's Strategic Aims;
- (4) to request Stirling Business Links to provide to this Committee, on a regular basis, copies of their Financial Statements;
- (5) to note that the Head of Economic Development would be leaving Stirling Council soon to take up a post in Fife and thank Mr Whitelaw for all the work that he had contributed to the development of Stirling during his period of employment both with this Council and Stirling District Council.

(Reference - Paragraphs CE37 and CE13 of 26 March 1998 and 25 September, 1997; Report by Director of Environmental Services (undated) submitted.)

CE84 THE TOLBOOTH

On 26 March 1998 the Committee had agreed proposals for the redevelopment of The Tolbooth and had requested progress reports on the funding package of £5,500,000 for the redevelopment proposals.

A report by Director of Community Services gave an update on plans to redevelop the Tolbooth and sought this Committee's approval to take the project forward.

The report detailed the funding package as follows viz:

Details of Partners	Value of Commitment	% of Project Costs	Status
Arts Lottery	£3,000,000	54.55%	Confirmed
Heritage Lottery	£650,000	11.82%	To be decided on 19 Nov.'98
European Union	£600,000	10.91%	Confirmed

Historic Scotland	£150,000	2.72%	February 1999
Forth Valley Enterprise	£100,000	1.82%	Confirmed
Stirling Council	£1,000,000	18.18%	Confirmed
TOTAL	£5,500,000	100.00%	

The Heritage and Cultural Services Manager confirmed that the proposals for The Tolbooth had been well received by the local community.

In response to a query on how the Council would make up the shortfall, if the funding applications to Historic Scotland and the Heritage Lottery were unsuccessful, the Heritage and Cultural Services Manager indicated that money would not be forthcoming from Historic Scotland until the year 2001. It was also very unlikely that the Heritage Lottery would refuse the Council's funding application.

Decision

The Committee agreed:-

- (1) to note the progress on the funding package for the redevelopment of the Tolbooth;
- (2) to agree to take forward the proposals for the redevelopment of The Tolbooth as previously agreed, confirm the appointments of the Design Team and proceed to tender stage;
- (3) to agree the range of services provided for The Tolbooth as detailed in the report by the Director of Community Services;
- (4) to agree the project timetable as follows:
 - preparation of construction tenders by June 1999
 - contract works on site by September 1999
 - contract completion date of June 2001
 - opening for business in September 2001
- (5) to confirm the Council's contribution of £1m already provided for in the Capital Programme;
- (6) to congratulate Officers on the production of this excellent piece of work.

(Reference - Paragraph CE48 of 26 March 1998; Report by Director of Community Services of 14 October 1998 submitted).

CE85 BRIDGE OF ALLAN ALLOTMENTS - CONDITIONS OF LET

Stirling Council owned the Allotment site at Cornton Road, Bridge of Allan which consisted of 39 full plots and 5 half-plots. The Council had not attached Conditions of Let in respect of the Lets.

The Committee considered a report by the Director of Community Services seeking approval to introduce Conditions of Let for the Bridge of Allan Allotments. The Facility Manager, Rainbow Slides, explained that by imposing Conditions of Let the Council would ensure that Allotment Holders maintained their plots in a manner which would not impinge on other Allotments, either through the use of inappropriate substances or through a lack of maintenance.

Decision

The Committee agreed to approve the Conditions of Let for Bridge of Allan Allotments as detailed in the report by the Director of Community Services and appended to this Minute (Appendix 11).

(Reference - Report by Director of Community Services (undated) submitted.)

CE86 DEVELOPMENT OF HEALTH AND FITNESS FACILITIES AT RAINBOW SLIDES LEISURE CENTRE

The existing partnership agreement between the Council and Rainbow Slides Pulse Fitness PLC was due to expire in December 1999.

A report by the Director of Community Services outlined full proposals on (i) the development of the Fitness Suite and Health and Fitness Services provided at the Rainbow Slides Leisure Centre and (ii) the requirement for a restructuring to ensure the most efficient use of resources.

The report sought approval to (i) negotiate an extension to the existing contract with Pulse Fitness PLC for the development of the Health and Fitness facility at Rainbow Slides Leisure Centre and (ii) to re-structure the staffing structure of Rainbow Slides Leisure Centre to implement the development.

The Facility Manager, Rainbow Slides Leisure Centre, Community Services indicated that the development of new facilities, in partnership with Pulse Fitness, together with the supporting structure to both, would enable the effective management of facilities and develop health and fitness services directly and in partnership with other organisations. This would assist the Council to (a) fulfil a major commitment in the Sport and Leisure Strategy and (b) promote Social Inclusion and quality services. He also confirmed that although it was difficult at this stage to accurately quantify the anticipated levels of additional income the new facility and services would generate, the projected deficit in year 1 could be accommodated through new income streams from the new facility and services as well as from partnership funding.

Decision

The Committee agreed:-

- (1) to agree to re-negotiate and extend the Pulse Fitness Contract;
- (2) to agree to the re-structuring of the staffing structure at Rainbow Slides Leisure Centre as detailed in Appendix 1 to the Report by the Director of Community Services, to enable the proposed Service developments to proceed, once appropriate consultation had been carried out.

(Reference - Report by Director of Community Services of 28 October 1998 submitted.)

The Committee resolved that under Section 50A(4) of the Local Government (Scotland) Act 1973 the Public be excluded from the meeting for the following items of business on the grounds that they involved the disclosure of exempt information as defined in Paragraphs 6a and 9 respectively of Part 1 of Schedule 7A of the Local Government (Scotland) Act 1973.

SUMMARY

CE87 COMPAQ/TANDEM CLOSURE

A report by the Director of Environmental Services provided Members with an update on (i) the history of the Loan Agreement between Stirling Council and Tandem Computers Limited and (ii) the current position regarding the future use of this key 32 acre site.

Decision

The Committee agreed to approve the recommendations 1 - 3 detailed in the Report by the Director of Environmental Services.

(Reference - Report by Director of Environmental Services (undated) (submitted).

CE88 EUROPEAN FUNDING SUBMISSIONS

A report by Chief Executive's Services up-dated Members on the European Funding Applications submitted by Stirling Council during the period March - October 1998 via the Objective 2, 3 and 5(b) Structural Funds Programmes and the Rural Stirling Leader II Community Initiative.

Decision

The Committee agreed to approve the recommendations 1 - 2 detailed in the report by Chief Executive's Services.

(Reference - Paragraph CE60 of 9 June 1998; Report by Chief Executive's Services (undated) submitted.)

The Chair declared the meeting closed at 11.50 p.m.

New Deal for Young People

1. Stirling Youth Congress would like to thank the Government for their concern for the problem of youth unemployment. Congress recognises the many good points in the New Deal. The various options within the New Deal, such as the opportunity for participants to re-enter the education process and gain practical qualifications which will help the participant to find employment when they have re-entered the job market, has been welcomed.
2. However, the fact that there is no “6th option” in the New Deal gives the negative picture that the Government believes that all young people are work shy. This is done by heavily implying that young people need the threat of their benefits being cut to force them into a scheme designed to help them back to work. This is condemned by Congress.
3. The New Deal also misses out the 16 and 17 year old age group. This implies that there is no unemployment problem for those in that age group. Congress believes that the Government should take notice of that specific problem. If this age group is old enough to marry and have families then they should be given the means to support their families.
4. Congress would like to highlight its concern at the “revolving door syndrome” where companies sign up to the New Deal and receive the financial benefits, after the 6 month term is over the participant is dumped back onto the job market and the employer starts the whole cycle again. Congress understands that ways are being looked at to minimise this effect, but it also recognises that it is a problem which will always be in place, such is the nature of business. This renders the New Deal for Young People a short term answer to a long term problem.

8. If this lease is renounced/terminated the key for the access gate must be returned to Sport and Leisure Services, Viewforth, Stirling, FK8 2ET.
9. The Council shall reserve the right for their officers to enter the allotment and inspect the state and nature of cultivation of the allotment.
10. If it appears to the Council that the Plotholder, at any time not less than three months after the commencement date of this lease has not duly observed the rules affecting the allotment, the Council will have the right to serve a one month notice on the Plotholder to bring the allotment up to standard or the lease will be terminated.
11. The Plotholder must observe and perform, any other special condition which the Council may consider necessary in order to preserve the allotment from deterioration.
12. The Plotholder may, before the termination of this lease, remove any fruit trees, shrubs or bushes that have been planted by him/her and at his/her expense, but he/she must make good any damage caused by such removal.

RESPONSIBILITIES OF STIRLING COUNCIL

1. The grass paths between the plots will be cut and maintained by Stirling Council.
2. The spoil from the tip will be emptied periodically throughout the year.

ENQUIRIES/COMPLAINTS

Any enquiries or complaints arising through the duration of the lease should be raised with the Clerical Officer - Sport and Leisure, Community Services, Viewforth, Stirling, FK8 2ET. Tel: 01786 443452.

SIGNED ON BEHALF OF THE STIRLING COUNCIL BY:

.....Signature	WITNESSSignature
.....Name	Name
.....Designation	Address
.....Place	
.....Date	

I (name) agree to the above Conditions of Let.

Signed Date

Place

WITNESSSignature
Name
Address

