

**Department of Business Operations and Partnerships**

**Director: Louise Pringle**

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Date: 2 September 2025

When calling please ask for: Barry Tudhope (Tel: 0141 577 3023)

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TO: Provost Montague; Deputy Provost Campbell; and Councillors Anderson, Bamforth, Buchanan, Convery, Devlin, Edlin, Ireland, Lunday, Macdonald, McHale, 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 10 September 2025 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. REPORT OF THE RETURNING OFFICER - WARD 1: BARRHEAD LIBOSIDE AND UPLAWMOOR BY-ELECTION**

Report by Chief Executive / Returning Officer (copy attached, pages 1 to 2).

**4. MINUTE OF PREVIOUS MEETING – 25 JUNE 2025**

Submit for approval as a correct record and signature the Minute of the Meeting of the Council held on 25 June 2025 (copy attached, pages 3 to 10).

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

Submit for approval as a correct record the Minutes of Meetings for the period 17 June to 21 August 2025.

**6. ITEM REMITTED TO THE COUNCIL**

**(i) ANNUAL TREASURY MANAGEMENT REPORT 2024-25**

Report by Head of Finance (Chief Financial Officer) (copy attached, pages 11 to 26) (Audit and Scrutiny Committee – 14 August 2025).

**Audit & Scrutiny Committee Recommendation:**

That the organisations for investment of surplus funds be approved in accordance with Appendix 8 to the report.

**7. NOTICE OF MOTION**

**Consider Notice of Motion in the following terms:-**

*Council notes that Glasgow City Council is exploring potential revenue streams, with a congestion charge under consideration as one such option.*

*Council further notes:*

- *That many East Renfrewshire residents travel into Glasgow for work, education or hospital appointments, and would face additional costs if such a scheme were introduced.*
- *That local businesses, trades and suppliers depend on vehicle access and would face higher operating costs.*
- *That East Renfrewshire's infrastructure is already under strain, with many railway station car parks full, restricted access to existing public transport networks, and known areas where access to parking competes with other pressures such as shopping.*
- *That if neighbouring authorities were to follow Glasgow's example and impose their own charges, residents could face multiple, overlapping tolls simply to travel across council boundaries - doubling the burden without addressing the underlying issues.*
- *That Clyde Metro represents the region's long-term, multi-authority commitment to integrated transport planning, and offers the proper vehicle to deliver change in a fair and collaborative way.*

*Council believes that while improving air quality is an important goal, pursuing congestion charging as a revenue measure in isolation risks unfairly penalising East Renfrewshire residents and businesses, worsening pressure on local infrastructure, and placing additional strain on a working population and business community already struggling to recruit and retain staff.*

*Council therefore resolves to:*

- 1. Record its opposition to any congestion charge being introduced by Glasgow.*
- 2. Request that officers prepare and present to councillors a briefing paper, drawing on available travel data including information from active travel initiatives, setting out the likely impacts on East Renfrewshire residents, businesses and local infrastructure, so that the Council is better prepared should a congestion charge become a formal proposal by Glasgow.*
- 3. Call for renewed urgency in progressing the Clyde Metro initiative as the proper, integrated way to tackle congestion and improve transport across the wider region, rather than piecemeal charging schemes imposed by individual councils.*

**Proposed by:** Councillor Gordon Wallace

**Seconded by:** Councillor Andrew Morrison

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

**9. PROVOST'S ENGAGEMENTS**

Report by Director of Business Operations and Partnerships (copy attached, pages 27 to 28).

**10. ANNUAL STATEMENT ON ADEQUACY AND EFFECTIVENESS OF GOVERNANCE, RISK MANAGEMENT AND INTERNAL CONTROL SYSTEMS**

Report by Audit and Scrutiny Committee (copy attached, pages 29 to 32).

**11. POLITICAL MANAGEMENT ARRANGEMENTS: CHANGES TO CABINET, CONVENER REMITS, COMMITTEE MEMBERSHIP AND APPOINTMENTS TO OUTSIDE BODIES**

Report by Director of Business Operations and Partnerships (copy attached, pages 33 to 40).

**12. SCHEME OF ADMINISTRATION - PLANNING APPLICATIONS COMMITTEE AND LOCAL REVIEW BODY**

Report by Director of Business Operations and Partnerships (copy attached, pages 41 to 44).

**13. A REPORT TO ADDRESS THE REQUIREMENTS OF AN AMENDED MOTION REFERRING TO PLANNING PERMISSION 2025/0043/TP FOR A BATTERY ENERGY STORAGE SYSTEM**

Report by Director of Environment (copy attached, pages 45 to 64).

**14. AURS ROAD UPDATE AND FUNDING REQUEST**

Report by Director of Environment (copy attached, pages 65 to 70).

**15. CALENDAR OF COUNCIL AND COMMITTEE MEETINGS TO MAY 2027**

Report by Director of Business Operations and Partnerships (copy attached, pages 71 to 76).

**16. MINISTRY OF DEFENCE EMPLOYER RECOGNITION SCHEME**

Report by Director of Business Operations and Partnerships (copy attached, pages 77 to 80).

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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**EAST RENFREWSHIRE COUNCIL****10 September 2025****Report by Chief Executive / Returning Officer****REPORT OF THE RETURNING OFFICER – WARD 1: BARRHEAD, LIBOSIDE  
AND UPLAWMOOR BY-ELECTION****PURPOSE OF REPORT**

1. To advise Council on the outcome of the East Renfrewshire Council Ward 1: Barrhead, Liboside and Uplawmoor By-election and on the Declaration of Acceptance of Office by the new Elected Member for that Ward.

**RECOMMENDATION**

2. It is recommended that the Council notes the results of the Ward 1: Barrhead, Liboside and Uplawmoor By-election and that the new Elected Member, Julie Ann Costello McHale, Scottish Labour Party, has signed the Declaration of Acceptance of Office.

**BACKGROUND**

3. The East Renfrewshire Council By-election for Ward 1: Barrhead, Liboside and Uplawmoor was held on Thursday 21 August 2025 with the electronic verification and counting of votes (eCount) taking place on Friday 22 August 2025, at Barrhead Foundry, Main Street, Barrhead.

**REPORT****Notice of Election**

4. In terms of Rule 3 of the Scottish Local Government Election Rules, the Notice of the By-election was exhibited at Council Headquarters, Eastwood Park, Rouken Glen Road, Giffnock; the Council Offices Main Street, Barrhead; and on the Council's website; and shared across the Council's social media platforms.

**Notice of Poll**

5. In terms of Rule 20 of the Scottish Local Government Election Rules, the Notice of Poll detailing Candidates was exhibited at Council Headquarters, Eastwood Park, Rouken Glen Road, Giffnock; the Council Offices, Main Street, Barrhead; and on the Council's website; and shared across the Council's social media platforms.

Enumeration Proceedings

6. The electronic verification and counting of the votes (eCount) took place in accordance with the provisions of the said Rules and under the supervision of the Returning Officer at Barrhead Foundry, Main Street, Barrhead on Friday 22 August 2025.

7. The overall Ward turnout was 29.9 % of the electorate. The total number of ballot papers received was 4,585. Of these, 4,542 were considered valid and 43 were rejected.

Election of a Councillor

8. Julie Ann Costello McHale, Scottish Labour Party was elected to serve the Barrhead, Liboside and Uplawmoor Ward of East Renfrewshire Council from Friday 22 August 2025.

9. The Acceptance of Declaration of Office was signed at the eCount Centre by Julie Ann Costello McHale in the presence of the Council's Chief Legal Officer (Monitoring Officer), Gerry Mahon, and in accordance with the relevant provisions of the Local Government (Scotland) Act 1973.

**FINANCIAL IMPLICATIONS**

7. There are no financial implications arising from this report.

**CONSULTATION AND PARTNERSHIP WORKING**

8. No consultations were carried out in the preparation of this report.

**RECOMMENDATION**

9. It is recommended that the Council notes the results of the Ward 1: Barrhead, Liboside and Uplawmoor By-election and that the new Elected Member, Julie Ann Costello McHale, Scottish Labour Party, has signed the Declaration of Acceptance of Office.

**Steven Quinn**  
**Chief Executive / Returning Officer**

**Report author:**  
Barry Tudhope, Democratic Services Manager, Tel: 0141 577 3023

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

**Minute of meeting held at 5.00pm in the Council Chamber, Council Headquarters, Giffnock on 25 June 2025.**

**Present:**

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

Provost Montague in the Chair

**Attending:**

Steven Quinn, Chief Executive; Alexis Chappell, Chief Officer, Health and Social Care Partnership (HSCP); Caitriona McAuley, Director of Environment; Louise Pringle, Director of Business Operations and Partnerships; Mark Ratter, Director of Education; Lesley Bairden, Head of Finance and Resources (Chief Financial Officer), HSCP; Kirsty Stanners, Head of Finance (Chief Financial Officer); Gerry Mahon, Chief Officer (Legal and Procurement); Kenny Markwick, Head of Environment (Operations); Mark Rodgers, Head of Environment (Housing and Property); Michaela Sullivan, Head of Place; Barry Tudhope, Democratic Services Manager; John Burke, Democratic Services Officer; and Bethany Mitchell, Assistant Democratic Services Officer.

(\*) indicates remote attendance.

**Apologies:**

Councillors Jim McLean.

**DECLARATIONS OF INTEREST**

There were no declarations of interest intimated.

**MINUTE'S SILENCE – COUNCILLOR BETTY CUNNINGHAM OBE**

Provost Montague referred to the passing of Councillor Betty Cunningham OBE and called for those present to observe a minute's silence in her memory.

**ORDER OF BUSINESS**

The Provost indicated that, to facilitate the smooth running of the meeting, the items would be considered in the order shown below.

## **NOTICE OF MOTION – PLANNING MATTERS**

In accordance with Standing Order 27, the following notice of motion had been submitted by Councillor Edlin, seconded by Councillor Morrison:

*Council hereby:*

1. *Acknowledges the decision of the Planning Applications Committee on 15 April 2025 to conditionally grant planning permission in respect of application 2025/0043/TP for the construction and operation of a 40 MW battery energy storage facility, including associated infrastructure, substation, security fencing, CCTV, security lighting, and landscaping.*
2. *Notes that a previous application (2024/0168/TP) for an almost identical development was rejected by the Planning Applications Committee, a decision subsequently upheld by the Scottish Government Reporter following an unsuccessful appeal by the developer.*
3. *Recognises the significant similarities between the two applications and the clear precedent set by the Reporter's ruling, which aligns with Local Development Plan Policy D3 regarding the development in the greenbelt.*
4. *Therefore requests that officers prepare a report for the next appropriate Council meeting detailing:*
  - *The legal and procedural steps required to issue a revocation order.*
  - *An assessment of the applicant's compliance with all imposed planning conditions, including those still to be discharged before development can proceed.*
  - *Clarification on potential compensation liabilities under the Planning Act, particularly where the applicant does not hold freehold title to the land in question.*
  - *Consideration of the expediency of such a course of action.*
5. *Further requests that the report includes any relevant legal and financial implications for the Council arising from a potential revocation, ensuring fully informed decision making.*
6. *This motion seeks to uphold the integrity of the planning process, ensure policy consistency, and protect the Council's interests in the event of legal or financial consequences.*

Councillor Edlin summarised the motion and his reasons for proposing it.

Councillor O'Donnell, seconded by Councillor Pragnell, moved the following as an amendment:

*Council hereby:*

1. *Acknowledges the decision of the Planning Applications Committee on 15 April 2025 to conditionally grant planning permission in respect of application 2025/0043/TP for the construction and operation of a 40 MW battery energy*



*storage facility, including associated infrastructure, substation, security fencing, CCTV, security lighting, and landscaping.*

2. *Requests that officers prepare a report for the next appropriate Council meeting detailing:*
  - *The legal and procedural steps required to issue a revocation order.*
  - *An assessment of the applicant's compliance with all imposed planning conditions, including those still to be discharged before development can proceed.*
  - *Clarification on potential compensation liabilities under the Planning Act, particularly where the applicant does not hold freehold title to the land in question.*
  - *Consideration of the expediency of such a course of action.*
3. *Further requests that the report includes any relevant legal and financial implications for the Council arising from a potential revocation, ensuring fully informed decision making.*
4. *This motion seeks to uphold the integrity of the planning process, ensure policy consistency, and protect the Council's interests in the event of legal or financial consequences.*

Following the tabling of the amendment, Councillor Anderson, seconded by Councillor O'Donnell moved that the question be put to the Council without further discussion.

On the roll being called, Councillors Anderson, Bamforth, Buchanan, Convery, Devlin, Ireland, Lunday, Merrick, O'Donnell, Pragnell and Provost Montague voted yes.

Councillors Campbell, Edlin, Macdonald, Morrison and Wallace voted no.

There being 11 votes for yes and 5 for no, the question was put to the Council without further discussion.

On the roll being called, Councillors Campbell, Edlin, Macdonald, Morrison and Wallace voted for the motion.

Councillors Anderson, Bamforth, Buchanan, Convery, Devlin, Ireland, Lunday, Merrick, O'Donnell, Pragnell and Provost Montague voted for the amendment.

There being 5 votes for the motion and 11 for the amendment, the amendment was declared carried.

## **MINUTE OF PREVIOUS MEETING**

The Council considered and approved the Minute of the meeting held on 23 April 2025.

## **MINUTES OF MEETINGS OF COMMITTEES**

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

- (a) Special Planning Applications Committee – 15 April 2025;
- (b) Licensing Committee – 29 April 2025;
- (c) Audit and Scrutiny Committee – 8 May 2025;

- (d) Cabinet – 29 May 2025;
- (e) Planning Applications Committee – 4 June 2025;
- (f) Local Review Body – 4 June 2025;
- (g) Cabinet (Police & Fire) – 5 June 2025;
- (h) Licensing Committee – 10 June 2025; and
- (i) Education Committee – 12 June 2025.

## **AUDIT AND SCRUTINY COMMITTEE – 19 JUNE 2025 – CODE OF CORPORATE GOVERNANCE AND ANNUAL GOVERNANCE STATEMENT**

Under reference to the Minute of the meeting of the Audit and Scrutiny Committee of 19 June 2025 (Page 1195, Item 1240 refers), when it had been agreed to recommend to the Council the approval of the 2024/25 Annual Governance Statement, the Council considered a report by the Director of Business Operations and Partnerships providing an update on progress against improvement actions and seeking approval of a new Code for 2024/25, and seeking Council approval of the Annual Governance Statement..

Councillor Morrison made a brief statement on the report and thanked the finance team for the work that had gone in to its production. In discussion, members also gave thanks to the work of the Audit and Scrutiny Committee on this matter and clarified some minor points around the evaluations provided in the report.

The Council agreed to approve the 2024/25 Annual Governance Statement set out in Annex 2 to the report.

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

The following statements were made:-

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

Councillor Pragnell gave a summary of the business considered at the meeting of the Integration Joint Board, which had met prior to the Council meeting. In particular, she welcomed the new Chief Officer of the HSCP and described some of her ambitions and commitments to work alongside partners to give improved outcomes for all people within East Renfrewshire.

### **(b) Councillor Anderson – Convener for Education, Culture and Leisure**

Councillor Anderson gave statements on both the Culture and Leisure Trust and Education. He summarised the business considered at the recent Culture and Leisure Trust Board meeting. In particular, he highlighted that gym membership, community sports participation and swimming lesson programmes were all at an all time high. He added that the Theatre had broken its box office records.

He then remarked on the Armed Forces Covenant Scheme, where the 80<sup>th</sup> anniversary of Victory in Europe Day had been celebrated at Barrhead Foundry on 15 May 2025 with veterans invited to participate. At the gathering, the Trust had received the Armed Forces Covenant Employer Recognition Bronze Award in recognition of their support for the Armed Forces community. Councillor Anderson went on to summarise some of the ways in which the Trust supported the Armed Forces.

On Education, Councillor Anderson gave a statement on the Inter-Secondary School Sports Day. The event, hosted at Williamwood and St Ninian's High Schools and Clarkston Tennis Club, had been a great success and Councillor Anderson congratulated all who participated, with all Secondary Schools represented. The event had been won by Williamwood High School, with Woodfarm and Mearns Castle High Schools finishing in second and third places, respectively.

Finally, Councillor Anderson summarised the business considered at the most recent meeting of the Education Committee, in particular, he highlighted a report on Getting It Right For Every Child in East Renfrewshire, with discussions on the use of mobile phones in schools detailed.

The Council noted the statements.

### **PROVOST ENGAGEMENTS**

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 23 April 2025.

The Council noted the report.

### **GENERAL FUND CAPITAL PROGRAMME**

The Council considered a report by the Head of Finance (Chief Financial Officer) on adjustments to the 2025/26 General Fund Capital Programme, approved on 26 February 2025, resulting from finalisation of the previous year's programme and in light of subsequent information.

The current position and proposed adjustments were detailed in the report, including amendments in terms of projects for the Eastwood Leisure Centre, Kingston Playing Fields and the Eastwood high School Dining Project.

Following discussion of a number of matters relating to the Aurs Road project, the Council agreed:-

- (a) to note and approve the movements within the programme;
- (b) to approve the removal of the £1.920m limit on the advance works associated with the new Eastwood Leisure Centre while maintaining the costs within the overall project budget;
- (c) approved the use of developer contributions to fully fund a new capital project at Kingston Playing Fields, with a total cost of £0.119m;
- (d) homologated the decision to use £0.140m of developer contributions to fund the increased cost of the Eastwood High School Dining Project; and
- (e) noted the shortfall of £0.174m and that income and expenditure on the programme would be managed and reported on a regular basis.

### **HOUSING CAPITAL PROGRAMME**

The Council considered a joint report by the Head of Finance (Chief Financial Officer) and the Director of Environment on recommended adjustments to the 2025/26 Housing Capital Programme, approved on 26 February 2025, resulting from the finalisation of the previous year's programme and in light of subsequent information.

The current position and proposed adjustments were detailed in the report, including information on the proposed purchase of additional housing units.

Following discussion on the potential for the purchase of "off the shelf" housing to meet demand, the Council agreed:-

- (a) to note and approve the current movements within the programme;
- (b) to approve the drawdown of an additional £0.400m from the Capital Reserve to support the purchase of additional housing units; and
- (c) noted the shortfall of £207,000 and that income and expenditure on the programme would be managed and reported on a regular basis.

## **LOCAL CHILD POVERTY ACTION REPORT**

The Council considered a joint report by the Director of Business Operations and Partnerships and Chief Officer – Health and Social Care Partnership, on the annual East Renfrewshire Local Child Poverty Action Report, as required by the Child Poverty (Scotland) Act 2017.

The East Renfrewshire Local Child Poverty Action Report 2024-2025, attached as an appendix to the report, provided updates on progress between April 2024 and March 2025 on the Council's approach to tackling child poverty. It was noted that child poverty in East Renfrewshire was the lowest in Scotland at 12%, down from 14% in the previous year.

If approved, the Local Child Poverty Action Report 2024-2025 would be published, subject to approval by the Integration Joint Board and NHS Greater Glasgow and Clyde Population Health and Wellbeing Committee.

In discussion, members welcomed the report and the reduction in child poverty in East Renfrewshire, while accepting that more needed to be done to eradicate child poverty in the area.

The Council agreed to:-

- (a) note the Local Child Poverty Action Report 2024-2025 as required under the Child Poverty Act 2017; and
- (b) approved the report for publication, subject to approval by the IJB and NHSGGC Population Health and Wellbeing Committee.

## **STRATEGIC END-YEAR PERFORMANCE REPORT AND ANNUAL COMMUNITY PLANNING AND FAIRER EAST REN REPORT FOR 2024-2025**

The Council considered a report by the Chief Executive on the final performance update on the Council's Outcome Delivery Plan (ODP) and Fairer East Ren Plan and to demonstrate the progress that had been made in 2024/2025.

The report included: a summary highlight of the Council's strategic performance at end-year 2024-2025 at annex 1 with a link to more detailed data report on the performance indicators

in the Outcome Delivery Plan also provided; the 2024/2025 annual progress report on the Community Plan, including Fairer East Ren (Local Outcome Improvement Plan) at annex 2; and an annual update on complaints handling at annex 3 of the report.

Officers responded to members' questions and welcomed the positive information contained within the report.

The Council:-

- (a) scrutinised and commented on the highlight summary of the Council's strategic performance (ODP) at end year 2024/2025;
- (b) scrutinise and comment on the Community Plan and Fairer East Ren Annual Progress Report for 2024/2025;
- (c) scrutinised and commented on the complaints handling report 2024/2025; and
- (d) noted the strategic plans referred to in (a) and (b) had come to an end and that "A Place to Grow" would replace both the ODP and Community Plan going forward.

#### **DEATH OF COUNCILLOR BETTY CUNNINGHAM OBE (WARD 1: BARRHEAD, LIBOSIDE AND UPLAWMOOR)**

The Council considered a report by the Chief Executive/Returning Officer on the death of Councillor Betty Cunningha, OBE (Ward 1: Barrhead, Liboside and Uplawmoor).

The report reflected on the extraordinary service to East Renfrewshire of the late Councillor Cunningham, and informed members of the intention to hold a by-election in Ward 1 on Thursday 21 August 2025 to fill the vacancy resulting from her passing.

The Council agreed to note the report.

PROVOST

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EAST RENFREWSHIRE COUNCIL

AUDIT & SCRUTINY COMMITTEE

14 August 2025

Report by Head of Finance (Chief Financial Officer)

ANNUAL TREASURY MANAGEMENT REPORT FOR 2024/25

**PURPOSE OF REPORT**

1. To advise the Audit & Scrutiny Committee on the Treasury Management activities for the period ending 31 March 2025.

**RECOMMENDATION**

2. It is recommended that the Committee:
  - note the Annual Treasury Management Report for 2024/25; and
  - recommend to Council that the attached organisations for investment of surplus funds be approved.

**BACKGROUND**

3. In line with the CIPFA Code of Practice on Treasury Management, the Audit & Scrutiny Committee is responsible for ensuring effective inspection of treasury management activities and this report is submitted in accordance with this requirement.

**SUMMARY**

4. Overall, the report demonstrates a well-managed treasury function within the Council. The average interest rate on long-term borrowing has reduced slightly from that reported in March, due to the revision of debt resulting from the introduction of the new financial reporting standard. The Council continues to adopt a prudent approach to treasury management and, in particular, highlights that 5.85% of loans held as at 31 March 2025 had variable interest rates, which is well below the Council's approved upper limit of 15%. The resulting stability in borrowing assists the Council in responding to the current national economic pressures.

**RECOMMENDATION**

5. It is recommended that the Committee:
  - note the Annual Treasury Management Report for 2024/25; and
  - recommend to Council that the attached organisations for investment of surplus funds be approved.

**REPORT AUTHOR**

Head of Finance (Chief Financial Officer):	Kirsty Stanners
Corporate Finance Manager	Paul Parsons
Telephone Number:	0141 577 3068
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Report Date:	10 July 2025
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**EAST RENFREWSHIRE COUNCIL****Appendix 1****INTERIM TREASURY MANAGEMENT REPORT QUARTER 4 2024/25****Table 1****1. Actual External Debt**

	<b>Borrowing 01/04/24 £M</b>	<b>Average Interest %</b>	<b>Borrowing 31/03/25 £M</b>	<b>Average Interest %</b>	<b>Change in Yr £M</b>
<b><u>Long Term Borrowing</u></b>					
Public Works Loan Board	112.49	3.29	137.48	3.54	24.99
Local Authority Bonds	14.40	4.60	14.40	4.60	0.00
PFI / PPP Finance Leases	68.13	7.17	92.26	7.17	24.13
IFRS16 Asset Leases	-		1.83	5.12	1.83
<b>Total Long Term</b>	<b>195.02</b>	<b>4.74</b>	<b>245.97</b>	<b>4.98</b>	<b>50.95</b>

**Net Short Term Investments/Borrowing**

Temporary Investments/Borrowing	<b>(25.74)</b>	<b>5.28</b>	<b>(35.79)</b>	<b>5.38</b>	<b>(10.05)</b>
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**NOTES**

- (i) For the purposes of this report, long-term borrowing means loans taken on a long-term basis. This differs from the Annual Accounts, which have to categorise long-term loans with less than a year until repayment as short-term loans. Loans above totalling £0.003 million come into this category.
- (ii) The Treasury Strategy approved by the Council on 28 February 2024, ratified external borrowing of £62m from the Public Works Loan Board (PWLb). During the year new borrowing of £25m borrowing was agreed with the PWLB.
- (iii) There has been a slight increase to the average interest rate on long-term borrowing from that reported previously due to the inclusion of assets in-line with the new financial reporting standard and due to new borrowing agreed during the year.
- (iv) The Council's net external borrowing position has increased in total by £40.90 million during the quarter mainly due to the inclusion of the new financial reporting standard and new borrowing agreed during the year, in addition to both the revenue and capital cash flows.
- (v) The Council's activity in the temporary investments market is shown, along with the corresponding interest rate movements, in Appendices 2 – 5. As part of a risk managed process designed to protect the principal of the sums invested, the maximum period of investment was restricted to 6 months.
- (vi) As at 31 March 2025, the Council had 5.85% of its total debt outstanding in variable rate loans. For the Council to gain a high level of stability in overall borrowing costs, the Council's Treasury Policy Statement requires the exposure to variable rate loans to be less than 15% of the total debt outstanding.
- (vii) Appendix 6 shows the Bank of England MPC base rate covering the period April 2022 to the date of this report.

**2. PWLB**

The primary source of medium/long term borrowing is from the UK Government through the PWLB. The PWLB provides loans to local authorities at rates, which are in general more attractive than loans available from other sources.

**3. DEBT MATURITY PROFILE**

The Council's debt maturity profile at 31 March 2025 is shown both below and in graph format at Appendix 7.

It is a requirement of the Council's Treasury Policy Statement that the maximum amount of long-term debt maturing in any one year should be no more than 15% of the Council's long-term debt outstanding, at the time of borrowing.

The Council's Debt Maturity Profile as at 31 March 2025 was within the agreed limits.

**Long Term Debt Maturity Profile as at 31 March 2025**

	<b>PWLB</b>	<b>Local Authority Bond</b>	<b>Total</b>	
	<b>£M</b>	<b>£M</b>	<b>£M</b>	<b>%</b>
<b>25/26</b>	0.00	0.00	0.00	0.00
<b>26/27</b>	5.01	0.00	5.01	3.30
<b>27/28</b>	2.01	0.00	2.01	1.32
<b>28/29</b>	10.00	0.00	10.00	6.58
<b>29/30</b>	15.00	0.00	15.00	9.88
<b>30/31</b>	0.00	0.00	0.00	0.00
<b>31/32</b>	0.00	0.00	0.00	0.00
<b>32/33</b>	0.00	0.00	0.00	0.00
<b>33/34</b>	0.00	0.00	0.00	0.00
<b>After 2034/35</b>	105.46	14.40	119.86	78.92
<b>Total</b>	<b>137.48</b>	<b>14.40</b>	<b>151.88</b>	<b>100.00</b>

**4. PRUDENTIAL INDICATORS**

In line with the agreed monitoring arrangements for the Prudential Indicators, a table showing all the prudential indicators comparing the latest approved indicator to the actual for 2024/25 is set out below.

As explained in February 2024 when the Treasury Management Strategy was presented to this committee, a new financial reporting standard was implemented during the current financial year and all assets that are leased, rented or hired and were previously off balance sheet, now have to be included. While the indicators below include the impact of this accounting change, the figures are subject to the audit confirmation. Any audit adjustments will be reflected in future reports.

<b>Prudential Indicator</b>	<b>Revised Approved indicator £'000s</b>	<b>Actual @ 31/03/25 £'000s</b>
Capital Expenditure:	111,950	100,281
Comment	<p>Movement from Approved Indicator is due to the revised planning of capital projects within both the Housing and General Fund Capital Programmes, moving capital spend from the current to the following financial year.</p> <p>This indicator includes the expenditure amendments resulting from the introduction of the new financial reporting standard (IFRS 16). The actual amendment was £34,887k.</p>	
Capital Financing Requirement (CFR):	322,242	307,383
Comment	<p>Movement from Approved Indicator is due to the revised planning of capital projects within both the Housing and General Fund Capital Programmes, moving capital spend from the current to the following financial year.</p> <p>This indicator includes the impact of the new financial reporting standard (IFRS 16).</p>	
Operational Boundary for External Debt:	330,811	306,644
Comment	<p>Movement from Approved Indicator reflects the Council's continued use of internal borrowing from reserves and other balances.</p>	
Authorised Limit For External Debt:	364,609	306,644
Comment	<p>Movement from Approved Indicator reflects the Council's continued use of internal borrowing from reserves and other balances.</p>	

Gross Debt:	268,813	246,711
Comment	This indicator includes the impact of the new financial reporting standard (IFRS 16).	
Gross Debt to CFR (Under) / Over	(53,429)	(60,672)
Comment	Movement from Approved Indicator is as a result of a reduction in net capital expenditure in the current year.	
Financing to Net Revenue Stream Non – HRA HRA:	8.0% 35.0%	8.0% 34.5%
Comment	Movement from the Approved Indicator reflects an improved income stream for the Housing Revenue Account.	
HRA - Ratio of Debt to Revenue	325.0%	318.5%
Comment	Movement from Approved Indicator relates to marginal movements within the Housing Capital Programme, moving capital spend from the current to the following financial year along with changes to the repayment of loans fund principal as a result of moving from an Equal Instalment of Principal to an Annuity repayment method, as approved by Council.	
HRA – Debt Per Dwelling £	16,050	15,986
Comment	Movement from Approved Indicator relates to marginal movements within the Housing Capital Programme, moving capital spend from the current to the following financial year.	
Code of Practice For Treasury Management	<p>The Council has adopted the CIPFA Treasury Management in the Public Services: Code of Practice and Cross-Sectoral Guidance Notes.</p> <p>All of the approved activities within the Council Treasury Management Policy Statement have been complied with.</p>	

The movement between the Capital Financing Requirement and the Gross Debt represents the amount of internal borrowing. This means that the capital borrowing need (the Capital Financing Requirement), has not been fully funded by external loan debt as the cash supporting the Council's reserves, balances and cash flow has been used as a temporary measure. This strategy remains both prudent and cost effective.

	<b>Approved Indicator £'000s</b>	<b>Actual @ 31/03/25 £'000s</b>
Capital Financing Requirement	£322,242	£307,383
Gross Debt	£268,813	£246,711
Internal Borrowing Required	£53,429	£60,672

## **5. DEBT PERFORMANCE INDICATOR**

The Treasury Strategy sets out the following debt performance indicator:

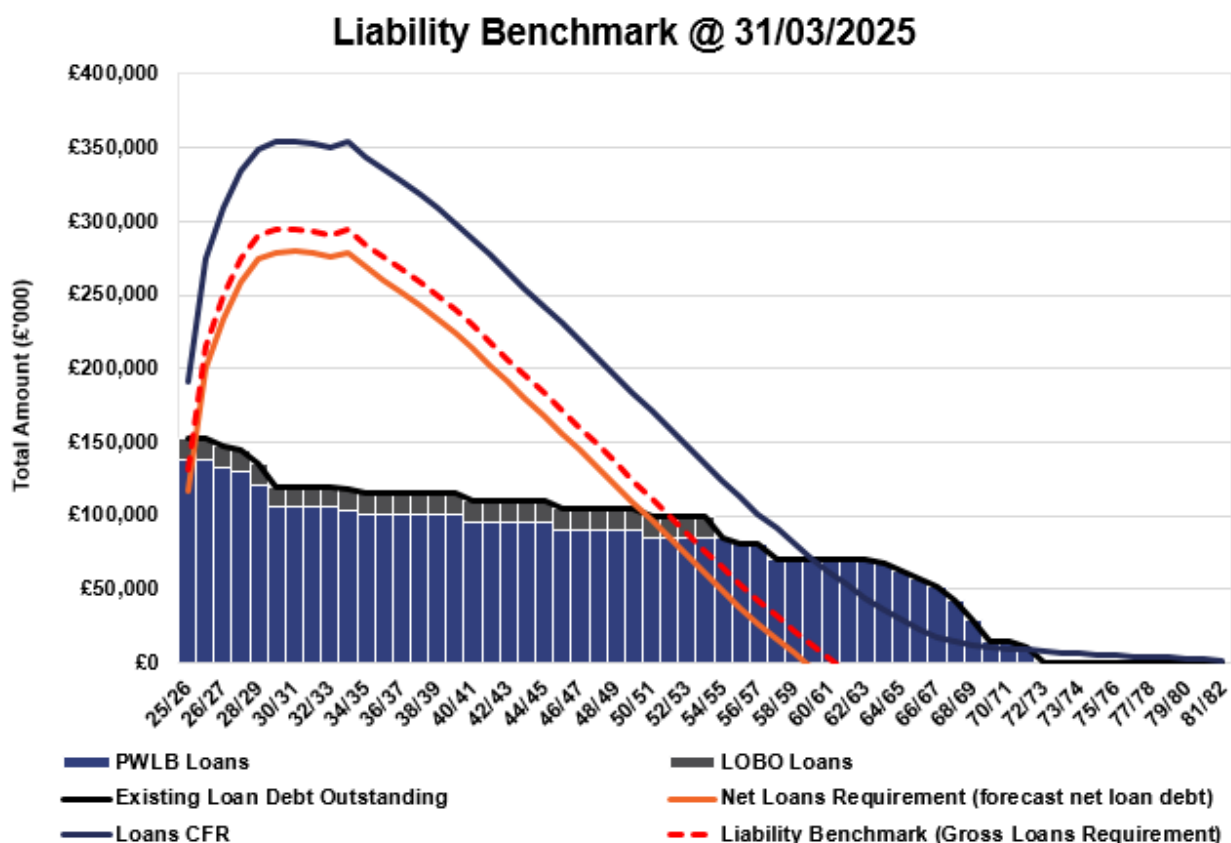
- i) Average "pool rate" compared to Scottish average:  
This information is not currently available but will be included in subsequent reports.

## **6. LIABILITY BENCHMARK**

The Council is required to estimate and measure the Liability Benchmark (LB) for the forthcoming financial year and the following two financial years, as a minimum. It is a projection of the amount of loan debt outstanding that the Council needs to fund its existing debt liabilities, planned prudential borrowing and other cashflows.

There are four components to the LB: -

- 1. Existing loan debt outstanding:** the Authority's existing loans that are still outstanding in future years.
- 2. Loans CFR:** this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and planned Loans Fund principal repayments.
- 3. Net loans requirement:** this shows the Authority's gross loan debt less treasury management investments at the last financial year-end, projected into the future and based on its approved prudential borrowing, planned Loans Fund principal repayments and any other major cash flows forecast.
- 4. Liability benchmark** (or gross loans requirement): this equals net loans requirement plus short-term liquidity allowance.



## 7. APPROVED ORGANISATIONS FOR INVESTMENT

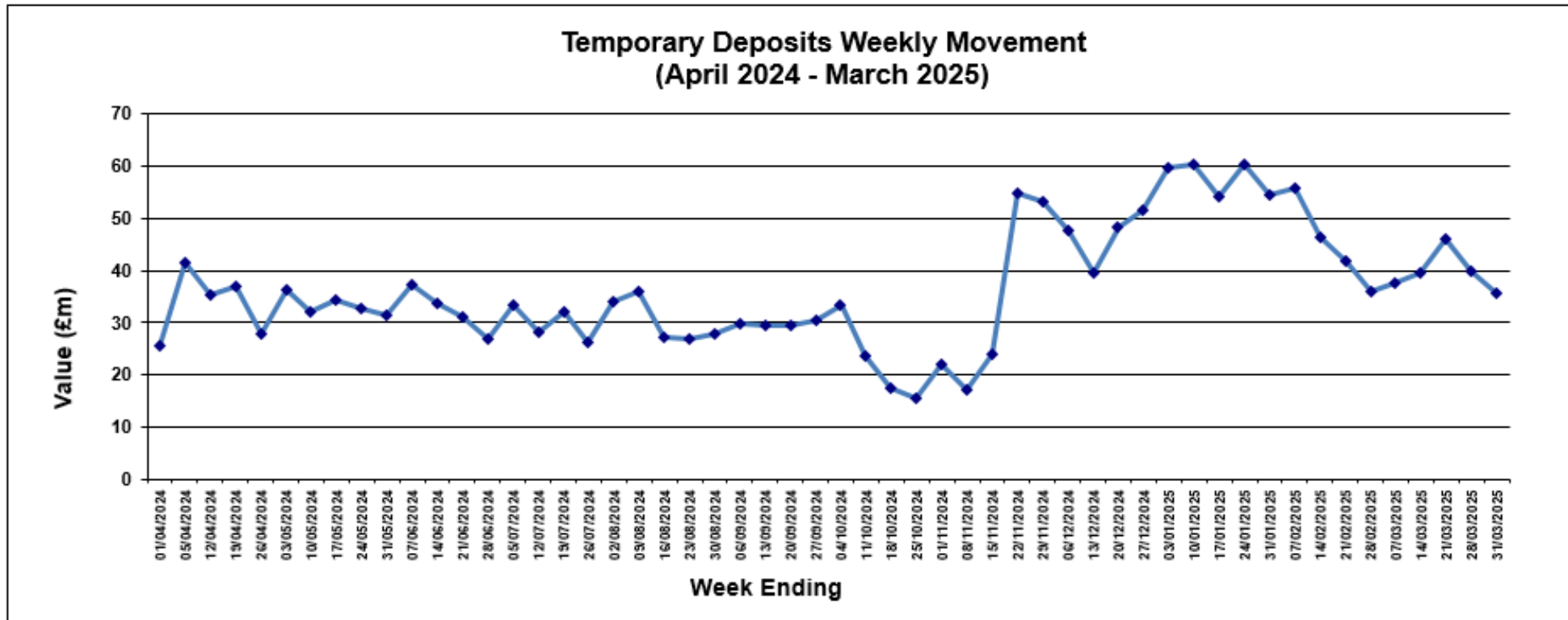
In line with normal practice, the status of all Banks and Building Societies has been reviewed in order to amend the current list of approved organisations for investment (see Appendix 8). No changes have been made since that last reported on 27 March 2025. All lending is in line with the permitted methods of investment, which were approved by Council on 26 February 2025 as part of the Treasury Management Strategy report.

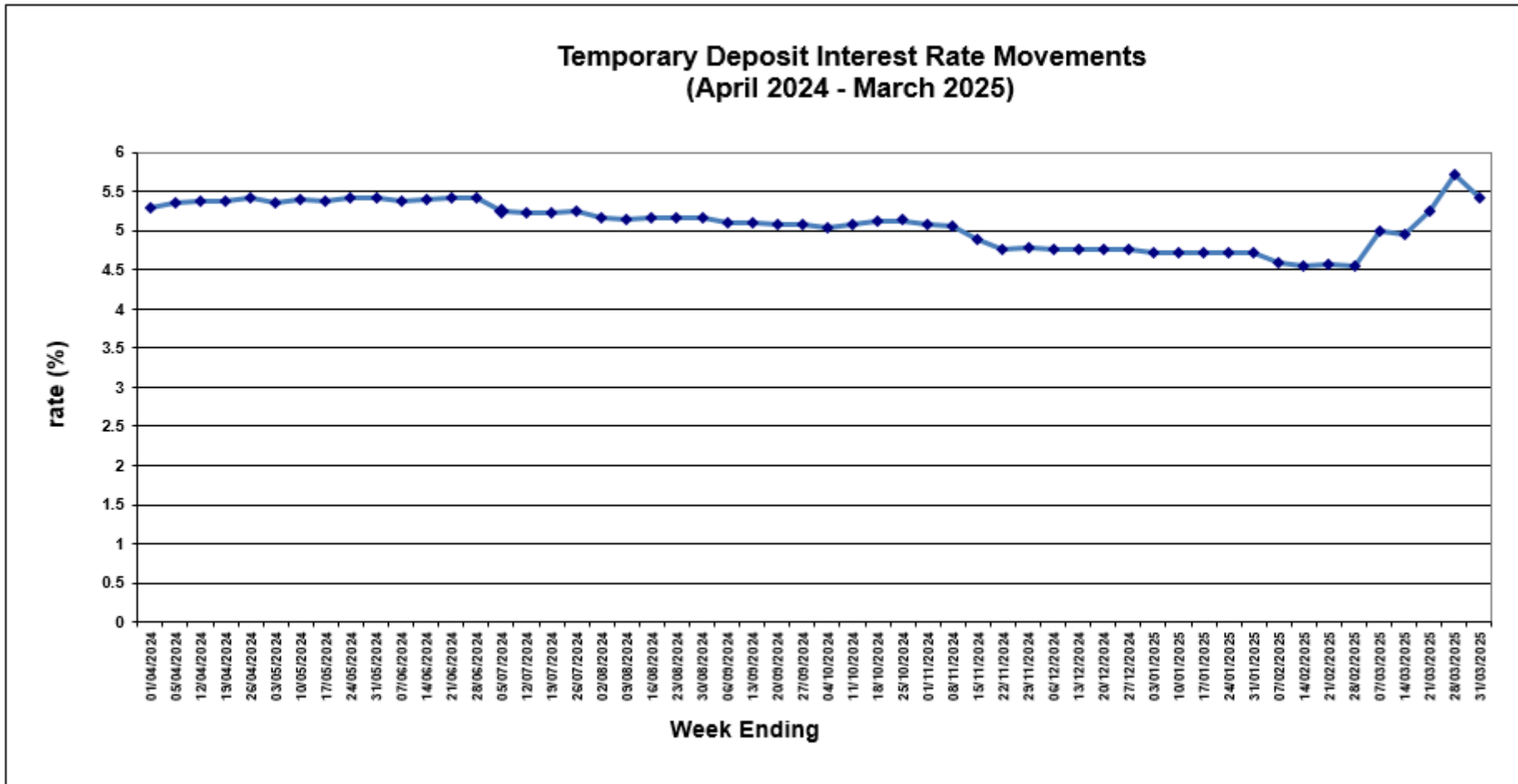
In line with prudent financial management, investments have been restricted to UK organisations with high credit ratings. Also, the maximum period for any investment is currently set at 6 months, based on the MUFG Corporate Markets suggested Duration Matrix. This investment period can only be exceeded with the written permission of the Head of Finance (Chief Financial Officer). These measures have been taken as part of a risk managed process designed to protect the principal of the sums invested.

Credit ratings of organisations on the counter-party list are subject to continuous monitoring and review to ensure that, subject to available professional advice, approved organisations remain sound for investment purposes.

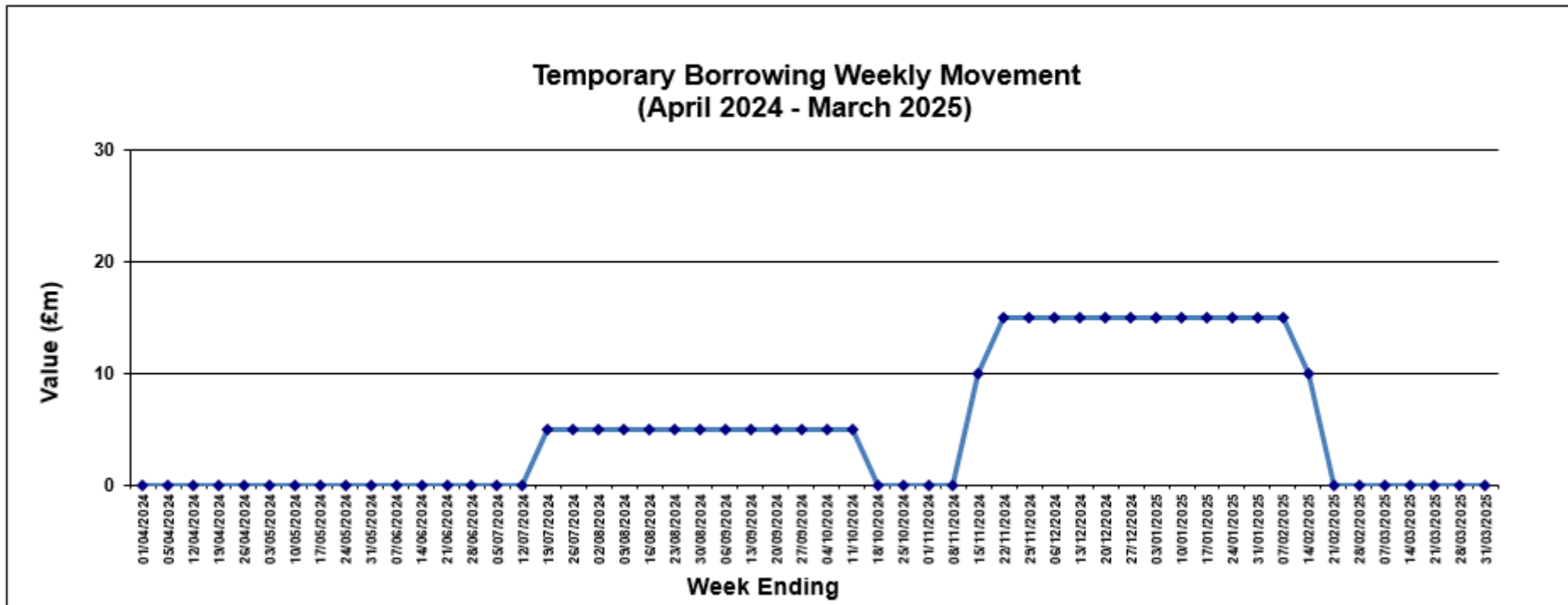
## 8. TREASURY MANAGEMENT RISK

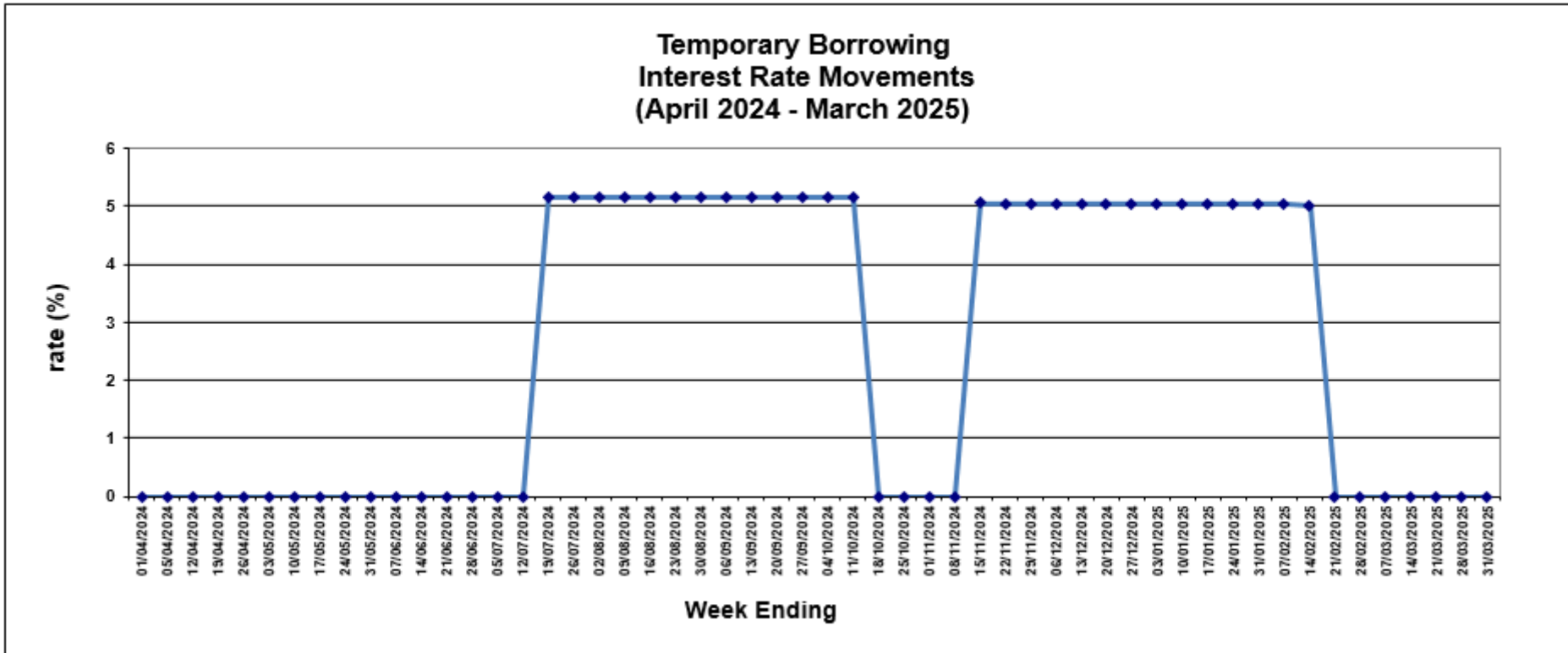
Within the Operational Risk Register for Accountancy Services there is a risk listed that highlights the difficulty in obtaining sufficient institutions, that meet the Council's criteria, to invest surplus funds with. To minimise this risk, the Council has six Money Market Funds which provide highly diversified investments.



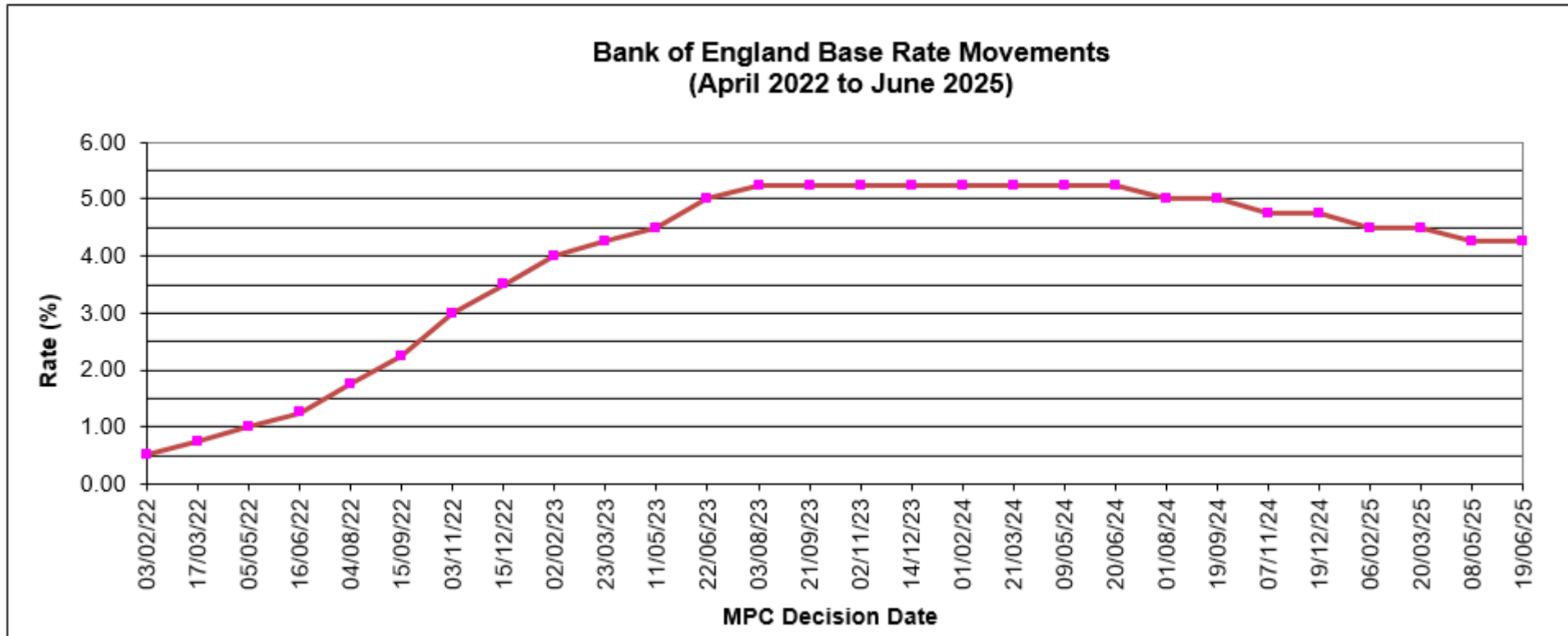




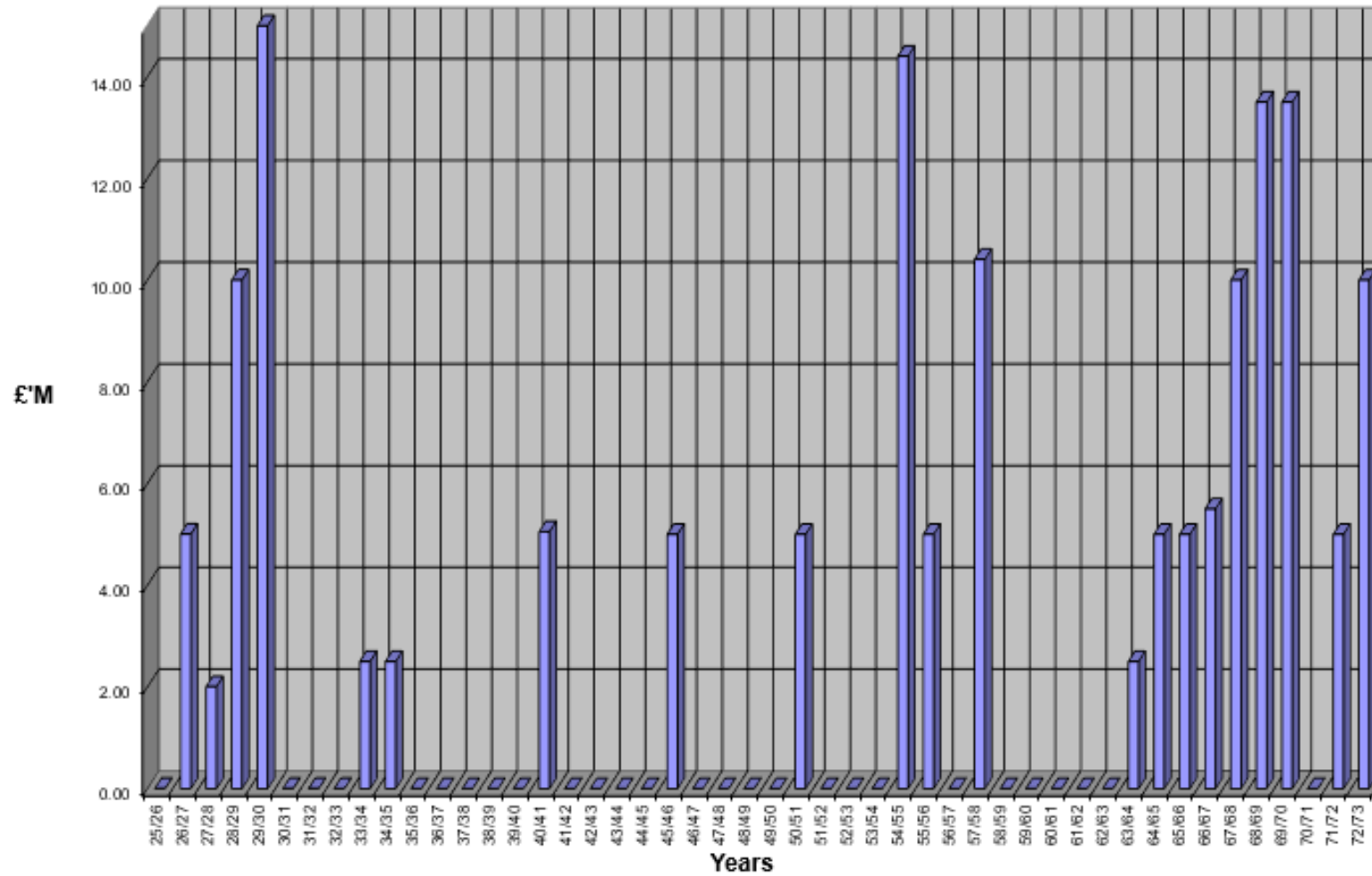




Appendix 6



Long Term Debt Maturity Profile as at 31/03/2025



**EAST RENFREWSHIRE COUNCIL  
ORGANISATIONS APPROVED FOR THE INVESTMENT OF SURPLUS FUNDS  
Limits**

Banking Group	Individual Counterparty	Deposit	Transaction
Bank of England	Debt Management Office UK Treasury Bills	£30m £5m	£10m £5m
Barclays Banking Group	Barclays Bank plc	£5m	£5m
Goldman Sachs International Bank		£10m	£10m
Lloyds Banking Group:	Bank of Scotland plc Lloyds Bank Corporate Mkt (NRF)	} £10m	} £10m
Royal Bank of Scotland Group:	Royal Bank of Scotland plc National Westminster Bank		
Santander Group	Santander UK plc	£10m	£10m
Standard Chartered Bank		£10m	£10m
Nationwide BS Group	Nationwide BS Virgin Money plc (Clydesdale)	} £10m	} £10m
Local Authorities			
All Local Authorities including Police & Fire		£5m	£5m
Money Market Funds and Ultra-Short Dated Bond funds			
Maximum limit of £10m per fund		£60m	£10m

**Credit Ratings**

	<b>Fitch</b>		<b>Moodys</b>		<b>S&amp;P</b>	
	LT	ST	LT	ST	LT	ST
Minimum Criteria (unless Government backed) (please note credit ratings are not the sole method of selecting counterparty)	A-	F1	A3	P-1/P-2	A	A-1/A-2

**Limit**

Investment of surplus funds is permitted in each of the above organisations, limits can only be exceeded or another organisation approved with written permission of the Chief Financial Officer.

**Deposit Periods**

The maximum period for any deposit is based on the Link Asset Services suggested duration matrix, with a maximum of 6 months. These limits can only be exceeded with the written permission of the Chief Financial Officer.

Hub scheme deposit periods are dependent on the lifetime of the associated scheme.

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EAST RENFREWSHIRE COUNCIL10 September 2025Report 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, or Deputy Provost Campbell where indicated, since the meeting of the Council on 25 June 2025.

**RECOMMENDATION**

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

**REPORT**

3. Since the Council meeting on 25 June, Provost Montague, or Deputy Provost Campbell where indicated, have carried out the civic engagements as listed below:-

28 June	Attended Barrhead Young Citizen of the Year, Barrhead
1 July	Attended Additional Support Needs Stay and Play Session, Clarkston
3 July	Attended Cosgrove Care Art Exhibition, Eastwood Theatre, Giffnock
7 July	Attended a Defibrillator/Cardiopulmonary Resuscitation (CPR) Community Training Event, Dunterlie, Barrhead
19 July	Attended All About Barrhead Young Traders Market Judging and Award Ceremony, Barrhead
23 July	Deputy Provost Kate Campbell hosted a Citizenship Ceremony, Council Headquarters
7 August	Attended the Auchenback Active Community Safety Family Fun Day, Barrhead
15 August	Attended the Mearns Castle Golf Academy Defibrillator Event, Newton Mearns
27 August	Hosted two Citizenship Ceremonies, Council Headquarters
30 August	Attended Council Employee's Retirement Celebration, Clarkston
31 August	Attended the Raksha Bandhan Event, Clarkston
3 September	Hosted Merchant Navy Day Flag Raising, Council Headquarters

9 September            Attended the Emergency Services Flag Raising, Council Headquarters

**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)

E-mail [linda.hutchison@eastrenfrewshire.gov.uk](mailto:linda.hutchison@eastrenfrewshire.gov.uk)

Background papers - None



**EAST RENFREWSHIRE COUNCIL****10 September 2025****Report by Audit and Scrutiny Committee****ANNUAL STATEMENT ON ADEQUACY AND EFFECTIVENESS OF GOVERNANCE,  
RISK MANAGEMENT AND INTERNAL CONTROL SYSTEMS****PURPOSE OF REPORT**

1. To provide a statement on the adequacy and effectiveness of the governance, risk management and internal control systems operating within the Council during 2024/25.

**RECOMMENDATION**

2. It is recommended that the Council note the internal audit annual statement on the adequacy and effectiveness of the governance, risk management and internal control systems of the Council for the year ending 31 March 2025.

**BACKGROUND**

3. The Audit and Scrutiny Committee's Terms of Reference include a requirement for it to review the control environment and make an annual statement to the Council on its evaluation of internal controls. To assist with the evaluation, Internal Audit is required to provide the Committee with an annual statement on the adequacy and effectiveness of the governance, risk management and internal control systems operating within the Council. The statement for the year ending 31 March 2025 was submitted to the Committee on 19 June as an Appendix to the [Internal Audit Annual Report 2024/25](#).

**INTERNAL CONTROL FRAMEWORK**

4. As highlighted in the report submitted to the Audit and Scrutiny Committee by the Chief Auditor, in order to ensure the proper conduct of its business, the Council has a responsibility to develop and implement systems of internal control. This also helps to ensure that its operations are directed in such a way that the Council's strategic objectives, as set out in "A Place to Grow", are achieved. The presence of an effective internal audit function contributes towards, but is not a substitute for, effective controls and it remains primarily the responsibility of line management to ensure that internal controls are in place and are operating effectively. A sound control system will help safeguard assets, ensure records are reliable, promote operational efficiency and ensure adherence to Council policy, procedures and strategic direction. Such systems of internal control can provide only reasonable and not absolute assurance against loss.

5. As part of its Standing Orders and in order for the business of the Council to be dealt with in an efficient manner, the Council has in place both a Scheme of Administration and Scheme of Delegated Functions. The former indicates the business to be dealt with by the various bodies of the Council, whilst the latter gives details of the authority delegated to officers by the Council. In addition to this, a comprehensive set of approved Financial Regulations are in place. The Regulations are an integral part of the stewardship of Council Funds helping to ensure that all financial transactions of the Council are conducted in a manner of openness, integrity and transparency. They incorporate the requirement to present to the Audit and

Scrutiny Committee each year an Annual Audit Report showing the activity of the Internal Audit service and progress achieved against the Internal Audit Plan. An assurance statement on the adequacy and effectiveness of the governance, risk management and internal control systems operating within the Council must form part of that report.

6. As commented on by the Chief Auditor in the report submitted to the Audit and Scrutiny Committee on 19 June, governance, risk management and internal control systems need to be monitored so that management and Elected Members may be sure that they continue to be effective. Monitoring of controls is done at a number of levels, for example, assessment by line management; internal audit and external audit review and subsequent reporting to management of identified weaknesses and recommendations; and monitoring by the Audit and Scrutiny Committee. If monitoring of control is to be effective, then senior management must foster an environment where internal control is the responsibility of all staff.

### **INTERNAL AUDIT ANNUAL STATEMENT OF ASSURANCE FOR 2024/25**

7. As explained in the Annual Statement of Assurance for 2024/25, the Chief Auditor's evaluation of the control environment was informed by a number of sources:-

- The audit work undertaken by Internal Audit during the year to 31 March 2025 and material findings since the year end
- The audit work undertaken by Internal Audit in previous years and follow up work to assess implementation of agreed actions
- The assessment of risk completed during the preparation of the strategic audit plan
- Assessments of the general control environment within individual departments as completed by each director
- Reports issued by the Council's external auditors and other review and inspection agencies
- Knowledge of the Council's governance, risk management and performance monitoring arrangements
- Any other items brought to the attention of internal audit staff by whatever means which may warrant further investigation

8. The Audit and Scrutiny Committee received regular progress reports from the Chief Auditor on the work of Internal Audit.

### **OPINION**

9. The statement concludes that it is the opinion of the Chief Auditor that reasonable assurance can be placed upon the adequacy and effectiveness of the Council's framework of governance, risk management and internal control for the year ended 31 March 2025.

### **RECOMMENDATION**

10. It is recommended that the Council note the internal audit annual statement on the adequacy and effectiveness of the governance, risk management and internal control systems of the Council for the year ending 31 March 2025.

Report Author: Linda Hutchison, Clerk to Committee 0141 577 8388

[linda.hutchison@eastrenfrewshire.gov.uk](mailto:linda.hutchison@eastrenfrewshire.gov.uk)

Background Papers: Internal Audit Annual Report 2024/25

## INTERNAL AUDIT ANNUAL STATEMENT OF ASSURANCE FOR 2024/25

As Chief Auditor of East Renfrewshire Council, and in line with the revised Public Sector Internal Audit Standards (PSIAS), I am pleased to present my annual statement on the overall adequacy and effectiveness of the governance, risk management and control systems of the Council for the year ended 31 March 2025.

### **Respective Responsibilities of Management and Internal Audit in relation to Governance, Risk Management and Internal Control**

It is the responsibility of the Council's senior management to establish appropriate and sound systems of governance, risk management and internal control and to monitor the continuing effectiveness of these systems.

It is the responsibility of the Chief Auditor to provide an independent annual overall assessment of the robustness of governance, risk management and internal control.

### **The Council's Framework of Governance, Risk Management and Internal Controls**

The main objectives of the Council's framework of governance, risk management and internal control are:

- To ensure adherence to management policies and directives in order to achieve the organisation's objectives;
- To safeguard assets and that public money is safeguarded and used economically, efficiently and effectively.
- To ensure the relevance, reliability and integrity of information, so ensuring as far as possible the completeness and accuracy of records; and
- To ensure compliance with statutory requirements.

Any system of control can only ever provide reasonable and not absolute assurance that control weaknesses or irregularities do not exist or that there is no risk of material errors, losses, fraud, or breaches of laws or regulations. Accordingly, the Council is continually seeking to improve the effectiveness of its systems of governance, risk management and internal control.

### **The work of Internal Audit**

Internal Audit is an independent appraisal function established by the Council for the review of the internal control system as a service to the organisation. It objectively examines, evaluates and reports on the adequacy of internal control in all service areas as a contribution to the proper, economic, efficient and effective use of the Council's resources.

During 2024/25, the internal audit service operated in accordance with the revised Public Sector Internal Audit Standards (PSIAS). In particular, the service operated free from interference in determining the scope of internal audit, performing work and communicating results. At the last external peer assessment carried out by South Lanarkshire Council presented to the Audit and Scrutiny Committee in January 2024, it was concluded that the internal audit section generally conforms with the PSIAS.

The service undertakes an annual programme of work approved by the Audit Committee based on a five year strategic plan. The strategic plan is based on a formal risk based audit needs assessment which is revised on an ongoing basis to reflect evolving risks and changes within the Council, including reflecting the audit work needed to underpin its strategic objectives detailed in its vision "A Place to Grow"

All internal audit reports identifying system weaknesses and/or non-compliance with expected controls are brought to the attention of management and include appropriate

recommendations. It is management's responsibility to ensure that proper consideration is given to internal audit reports and that an appropriate action plan is provided in response to audit recommendations. Internal Audit is required to ensure that appropriate arrangements are made to determine whether action has been taken on internal audit recommendations or that management has understood and assumed the risk of not taking action. Key matters arising from internal audit work are reported to the Chief Executive and the Council's Audit and Scrutiny Committee. Follow up work is carried out by Internal Audit to ensure that recommendations previously accepted by management have been implemented. Copies of these reports are circulated to members of the Audit and Scrutiny Committee.

### **Basis of Opinion**

My evaluation of the control environment is informed by a number of sources:

- The audit work undertaken by Internal Audit during the year to 31 March 2025 and material findings since the year end
- The audit work undertaken by Internal Audit in previous years and follow up work to assess implementation of agreed actions
- The assessment of risk completed during the preparation of the strategic audit plan
- Assessments of the general control environment within individual departments as completed by each director
- Reports issued by the Council's external auditors and other review and inspection agencies
- Knowledge of the Council's governance, risk management and performance monitoring arrangements
- Any other items brought to the attention of internal audit staff by whatever means which may warrant further investigation.

### **Opinion**

It is my opinion that reasonable assurance can be placed upon the adequacy and effectiveness of the Council's framework of governance, risk management and internal control for the year ended 31 March 2025.

Michelle Blair FCA  
Chief Auditor

23 May 2025

EAST RENFREWSHIRE COUNCIL10 SEPTEMBER 2025Report by Director of Business Operations and PartnershipsPOLITICAL MANAGEMENT ARRANGEMENTS: CHANGES TO CABINET, CONVENER REMITS, COMMITTEE MEMBERSHIP AND APPOINTMENTS TO OUTSIDE BODIES**PURPOSE OF REPORT**

1. To seek Council approval for changes to Cabinet membership, Convener remits, committee appointments and representation on outside bodies following the Ward 1: Barrhead, Liboside and Uplawmoor By-election held on Thursday 21 August 2025.

**RECOMMENDATIONS**

2. It is recommended that Council approve:
- a) the appointment of Councillor McHale as a fifth member of Cabinet;
  - b) the establishment of a new Convenership for Communities, Equalities and Culture & Leisure, and the revised remits for the Leader of the Council and Conveners (Appendix 2);
  - c) the replacement of Councillor Devlin with Councillor McHale on the Education Committee;
  - d) the replacement of Councillor O'Donnell with Councillor McHale on the East Renfrewshire Culture and Leisure Trust Board; and
  - e) the replacement of Councillor O'Donnell with Councillor Anderson on the Strathclyde Passenger Transport (SPT) Board.

**BACKGROUND**

2. Following the Scottish Local Government Elections in May 2022, the Council agreed its political management structure, including Cabinet composition, Convener remits and appointments to outside bodies.

3. Following the recent Ward 1 By-election, a number of changes are proposed to the political management arrangements as set out below.

**REPORT*****Cabinet Membership***

4. The Council's Scheme of Administration allows the appointment of up to six Elected Members to the Cabinet. Currently there are four Elected Members who serve on the Cabinet, the Leader of the Council and three Conveners.

5. It is proposed that Councillor McHale be appointed as the fifth member of the Cabinet.

***Convener Remits***

6. The current remits for the Leader of the Council and Conveners, agreed by Council in September 2022, are attached at Appendix 1.

7. It is proposed to establish a new Convenership: Communities, Equalities and Culture & Leisure, to be held by Councillor McHale. This would involve the transfer of relevant responsibilities from both the Leader of the Council and the current Convener of Education, Equalities and Culture & Leisure, who would assume the revised title of Convener for Education. Revised remits for the Leader of the Council and Conveners are attached at Appendix 2.

***Committee Membership***

8. It is proposed that Councillor McHale replace Councillor Danny Devlin on the Education Committee.

9. Elected Members should note that a separate report which addresses appointments to the Planning Applications Committee / Local Review Body is on the agenda for the Council meeting.

***Appointments to Outside Bodies***

10. The Council appoints representatives to a range of external bodies, boards, trusts and joint committees. These appointments can be reviewed or revised as required throughout the term of the Administration.

11. It is proposed that Councillor McHale be appointed to replace Councillor O'Donnell as the Council's representative on the East Renfrewshire Culture and Leisure Trust Board. Additionally, it is proposed that Councillor Anderson replace Councillor O'Donnell as the Council's representative on the Strathclyde Passenger Transport (SPT) Board.

**FINANCIAL IMPLICATIONS**

13. The Council, at its meeting in April 2025, noted the Scheme for Members' Remuneration and Expenses 2025/26, which sets out levels of remuneration in terms of the Local Governance (Scotland) Act 2004 (Remuneration) Amendment Regulations 2025.

14. The Regulations permit the designation of up to 10 Senior Councillors (excluding the Leader and Civic Head). The Council currently has seven Senior Councillors.

15. The appointment of a fifth Cabinet Member would result in Councillor McHale being designated a Senior Councillor, with an annual remuneration of £37,548. This cost will be met from existing budgets.

**CONSULTATION AND PARTNERSHIP WORKING**

16. Consultation has taken place with the Leader of the Council and affected Elected Members, the Chief Executive and Chief Legal Officer (Monitoring Officer).

**RECOMMENDATIONS**

17. It is recommended that Council approve:

- a) the appointment of Councillor Julie Ann McHale as a fifth member of Cabinet;
- b) the establishment of a new Convenership for Communities, Equalities and Culture & Leisure, and the revised remits for the Leader of the Council and Conveners (Appendix 2);
- c) the replacement of Councillor Devlin with Councillor McHale on the Education Committee;
- d) the replacement of Councillor O'Donnell with Councillor McHale on the East Renfrewshire Culture and Leisure Trust Board; and
- e) the replacement of Councillor O'Donnell with Councillor Anderson on the Strathclyde Passenger Transport (SPT) Board.

**LOUISE PRINGLE**

**DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS**

**Local Government (Access to Information) Act 1985**

Background Papers:

[East Renfrewshire Council Scheme of Administration](#)

[Scheme for Members' Remuneration and Expenses 2025/26](#)

**Report author:** Barry Tudhope, Democratic Services Manager

**Tel:** 0141 577 3033

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## LEADER AND CONVENERS' REMITS

<p><b><u>Councillor Owen O'Donnell</u></b>  <b><u>Leader of the Council</u></b></p>	<p>Chair of the Cabinet;</p> <p>Overall strategy development including community planning, long term strategic financial, capital and asset planning, local development plan preparation, net zero strategy, and digital transformation;</p> <p>Partnership development with the voluntary sector, Community Councils, Police, Fire, City region and COSLA</p> <p>Delivery of major projects such as City Deal and levelling up;</p> <p>Governance and support functions including accountancy, legal, licensing, audit, procurement, HR (including Industrial relations), Payroll, ICT, Communications, Accounts Payable/Receivable, Civil Contingencies, Health and Safety;</p> <p>Shared customer services - Customer First (including money advice and rights (MART) and registrations); community safety; (including out of hours emergency customer services; CCTV; telecare alarms response; community wardens); council tax &amp; non-domestic rates collection, benefits administration and welfare;</p> <p>Member and Committee services;</p> <p>Community Learning and Development</p>
<p><b><u>Councillor Andrew Anderson</u></b>  <b><u>Convener for Education, Equalities, Culture and Leisure</u></b></p>	<p>Pre-school nurseries and family centres</p> <p>Primary education</p> <p>Special needs provision</p> <p>Secondary education</p> <p>All education related policy matters</p> <p>Catering and cleaning</p> <p>Culture and leisure – including active schools, the ER Culture and Leisure Trust</p> <p>Equalities</p>

<p><b><u>Councillor Katie Pragnell</u></b>  <b><u>Convener for Health and Social Care</u></b></p>	<p>Social Care - older peoples services, learning disability, mental health, children and families, criminal justice;</p> <p>Health – NHS GGC Board member, chair or vice chair of the IJB.</p>
<p><b><u>Councillor Danny Devlin</u></b>  <b><u>Convener for Environment and Housing</u></b></p>	<p>Major infrastructure planning and development – Transport (including roads, pavements and lighting), planning and building standards services;</p> <p>Neighbourhood Services – refuse collection, recycling and disposal, parks, cemeteries, environmental health, trading standards, vehicle maintenance;</p> <p>Economic Development including Business Gateway, employability and town centre generation;</p> <p>Housing including Council Housing (management, maintenance and development of council housing stock through the housing revenue and housing capital accounts), homelessness and private sector housing, including Local Housing Strategy;</p> <p>Property and technical services (Maintenance and repair of council owned property such as schools and offices).</p>

# Revised Leader and Conveners Remits

## August 2025



Role	Remit
<b>Councillor Owen O'Donnell</b> <b>Leader of the Council</b>	<ul style="list-style-type: none"> <li>• Chair of the Cabinet.</li> <li>• Overall strategy development including community planning, long term strategic financial, capital and asset planning, local development plan preparation, net zero strategy, and digital transformation.</li> <li>• Partnership development with Police, Fire, City Region and COSLA.</li> <li>• Delivery of major projects such as City Deal and levelling up.</li> <li>• Governance and support functions including accountancy, legal, licensing, audit, procurement, HR (including Industrial relations), Payroll, ICT, Communications, Accounts Payable/Receivable, Civil Contingencies, Health and Safety.</li> <li>• Community safety (including out of hours emergency customer services; CCTV; telecare alarms response; community wardens).</li> <li>• Council tax &amp; non-domestic rates collection, benefits administration and welfare.</li> <li>• Democratic Services.</li> </ul>
<b>Councillor Andrew Anderson</b> <b>Deputy Leader of the Council / Convener for Education</b>	<ul style="list-style-type: none"> <li>• Pre-school nurseries and family centres.</li> <li>• Primary education.</li> <li>• Special needs provision.</li> <li>• Secondary education.</li> <li>• All education related policy matters.</li> <li>• Catering and cleaning.</li> </ul>

Role	Remit
<b>Councillor Katie Pragnell</b> <b>Convener for Health and Social Care</b>	<ul style="list-style-type: none"> <li>• Social Care - older peoples' services, learning disability, mental health, children and families, criminal justice.</li> <li>• Health – NHS GGC Board member, chair or vice chair of the IJB.</li> </ul>
<b>Councillor Danny Devlin</b> <b>Convener for Environment and Housing</b>	<ul style="list-style-type: none"> <li>• Major infrastructure planning and development – Transport (including roads, pavements and lighting), planning and building standards services.</li> <li>• Neighbourhood Services – refuse collection, recycling and disposal, parks, cemeteries, environmental health, trading standards, vehicle maintenance.</li> <li>• Economic Development including Business Gateway, employability and town centre regeneration.</li> <li>• Housing including Council Housing (management, maintenance and development of council housing stock through the housing revenue and housing capital accounts), homelessness and private sector housing, including Local Housing Strategy.</li> <li>• Property and technical services (Maintenance and repair of council owned property such as schools and offices).</li> </ul>
<b>Councillor Julie Ann McHale</b> <b>Convener for Communities, Equalities &amp; Culture and Leisure</b>	<ul style="list-style-type: none"> <li>• Partnership development with the voluntary sector and Community Councils.</li> <li>• Customer First (including money advice and rights (MART) and registrations).</li> <li>• Community Learning and Development.</li> <li>• Culture and leisure – including active schools, the East Renfrewshire Culture and Leisure Trust.</li> <li>• Equalities.</li> </ul>



EAST RENFREWSHIRE COUNCIL10 September 2025Report by Director of Business Operations and PartnershipsSCHEME OF ADMINISTRATION: PLANNING APPLICATIONS COMMITTEE  
AND LOCAL REVIEW BODY**PURPOSE OF REPORT**

1. The purpose of this report is to seek a) the appointment of an Elected Member to serve on both the Planning Applications Committee and Local Review Body; and b) the appointment of a Chair of the Planning Applications Committee and Local Review Body.

**RECOMMENDATION**

2. It is recommended that Council:
- a) appoint an additional Elected Member to serve on both the Planning Applications Committees and Local Review Body to ensure the membership remains at seven Elected Members, in line with the Council's Scheme of Administration;
  - b) appoint a Chair of the Planning Applications Committee and the Local Review Body; and
  - c) appoint a Vice-Chair of the Planning Applications Committee and Local Review Body, if required.

**BACKGROUND**

3. At the statutory meeting of East Renfrewshire Council on 25 May 2022, the Council, in accordance with the Scheme of Administration, appointed seven Elected Members, Provost Montague and Councillors Cunningham, Edlin, Ireland, Lunday, McLean and Morrison, to serve on both the Planning Applications Committee and the Local Review Body.

4. At that meeting, the Council also agreed to appoint Councillor Betty Cunningham OBE as Chair of both the Planning Applications Committee and the Local Review Body and Councillor Jim McLean as Vice Chair of those Committees.

**REPORT**

5. The Planning Applications Committee exercises the powers and duties of the Council as planning authority in terms of The Town & Country Planning (Scotland) Act 1997 as amended relating to the determination of applications for planning consent, listed building consent and advertisement consent, and all other legislation relative to development control matters.

6. The Local Review Body, rather than the Planning Applications Committee, reviews cases where a person appointed to determine applications for planning permission for a

development within the category of “local development” as defined in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, or any application for consent, agreement or approval required by a condition imposed on a grant of planning permission for a development within that category: (a) refuses an application for planning permission or for consent, agreement or approval; (b) grants it subject to conditions; or (c) has not determined it within such a period as may be prescribed by regulations or a development order and the applicant has asked that the planning authority review the case.

7. The Council is invited to appoint an Elected Member to serve on these Committees to maintain the membership at seven Elected Members as set out in the Scheme of Administration.

8. Following the passing of the late Councillor Cunningham, the Council is also invited to appoint a Chair of both the Planning Applications Committee and the Local Review Body.

9. In the event that the Council agrees to appoint the current Vice-Chair as Chair, the Council will also be required to appoint a new Vice-Chair for both Committees.

### **FINANCIAL IMPLICATIONS**

10. In terms of the Council’s Scheme for Members’ Remuneration and Expenses 2025/26, both the Chair and the Vice-Chair of the Planning Applications Committee and Planning Local Review Body are designated as Senior Councillors, with an annual remuneration currently set at £37,548.

### **CONSULTATION AND PARTNERSHIP WORKING**

11. Consultation has taken place with the Chief Legal Officer (Monitoring Officer) on the production of this report.

### **RECOMMENDATION**

12. It is recommended that Council:

- a) appoint an additional Elected Member to serve on both the Planning Applications Committees and Local Review Body to ensure the membership remains at seven Elected Members, in line with the Council’s Scheme of Administration;
- b) appoint a Chair of the Planning Applications Committee and the Local Review Body; and
- c) appoint a Vice-Chair of the Planning Applications Committee and Local Review Body, if required.

**LOUISE PRINGLE**  
**DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS**

**Local Government (Access to Information) Act 1985**

Background Papers:

- [East Renfrewshire Council Scheme of Administration](#)
- [Minute of East Renfrewshire Council Meeting – 25 May 2022 \(Statutory Meeting\)](#)
- [Town and Country Planning \(Scotland\) Act 1997](#)
- [The Town and Country Planning \(Schemes of Delegation and Local Review Procedure\) \(Scotland\) Regulations 2013](#)
- [Scheme for Members' Remuneration and Expenses 2025/26](#)

**Convener:** Provost Mary Montague

**Report Author:** Barry Tudhope, Democratic Services Manager

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EAST RENFREWSHIRE COUNCIL10 September 2025Report by Director of EnvironmentA REPORT TO ADDRESS THE REQUIREMENTS OF AN AMENDED  
MOTION REFERRING TO PLANNING PERMISSION 2025/0043/TP  
FOR A BATTERY ENERGY STORAGE SYSTEM**PURPOSE OF REPORT**

1. The purpose of this report is to address the requirements of the amended Motion approved by Council on 25<sup>th</sup> June 2025.

**RECOMMENDATIONS**

2. It is recommended that the Council:
- a) Notes the report prepared by officers in accordance with the amended Motion; and
  - b) Makes a decision as to whether to pursue a revocation Order under Section 65 of the Town and Country Planning (Scotland) Act 1997 (as amended), considering the information contained in this report.

**BACKGROUND**

3. The Town and Country Planning (Scotland) Act 1997 (as amended), referred to henceforth as 'the Act', contains a provision under S65 to revoke a planning permission. S65 cannot be used in isolation and must be considered in conjunction with Sections 66 and 67, pertaining to the process if there is an objection or no objection to any revocation order made and Section 76 which deals with the matter of compensation, if a planning permission is revoked.

4. The Planning Applications Committee approved application 2025/0043/TP for the construction and operation of a 40MW Battery Energy Storage System and ancillary infrastructure on land at the East side of Glasgow Road, Eaglesham on 15<sup>th</sup> April 2025. Following a subsequent call to revoke the planning permission, the Motion that is subject of this report was approved at the Council meeting of 25<sup>th</sup> June 2025.

5. A grant of planning permission is intended to be a permanent decision, with very limited powers to either challenge or revoke such a decision. It is a matter of law that planning permission runs with the land. Therefore, although the Council deals with and refers to the applicant, in law it is the land that has planning permission. If the land were sold, the permission would be transferred to any subsequent owner of the land until it is either implemented, or the permission expires. A planning permission in Scotland is granted for three years unless circumstances dictate otherwise. The planning permission in question has a lifespan of three years before it expires.

6. When a development is proposed that requires the grant of planning permission, the applicant will normally acquire control over the land, through the form of a contract with an option to buy, lease or enter another arrangement, for example a profit share. The right to exercise the option will be subject to conditions, such as planning permission being granted.

As the grant of planning permission runs with the land, it changes the value of the land from 'existing use value' as agricultural land to the 'market value' of the land with planning permission, regardless of ownership. A Chartered Surveyor with expertise in valuing energy assets would be able to assess the value of the permission to the landowner, the applicant for planning permission and any other interested party such as an investor. This would include the value of the land to be sold, or the value of the rental income that would accrue under the lease, and the value of the profits that would accrue through operating the facility over its lifetime. Further information about options and the valuation process can be found within Appendix 1.

7. It would be extremely rare for a planning permission to be granted without conditions. In effect, all planning permissions are 'conditional' and this does not undermine the value of the permission that has been granted. There are six 'tests' to be met for a planning condition to be valid. The condition must be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects. An appeal can be lodged with the Department of Planning and Environmental Appeals against any condition that does not meet these tests and/or cannot be implemented. The Council's officers take advice from statutory consultees when applying conditions and are skilled in drafting conditions that meet the standard tests. The planning permission cannot be implemented until any pre-commencement conditions have been discharged, but applicants for planning permission have a period of three years to discharge these conditions and start on site, before the permission expires.

8. Section 65 of the Act allows the planning authority to revoke the planning permission if it considers it 'expedient' to do so. In exercising that function, the planning authority must have regard to the Development Plan and other material considerations, in the same manner as required in the determination of any planning application, to accord with Section 25 of the Act. Section 65 cannot be used without recourse to Sections 66 and 67, which set out procedure and Section 76 that deals with compensation.

9. In summary, Section 66 sets out the procedure that will be followed if a Section 65 Order made by East Renfrewshire Council is opposed by the applicant, landowner or anyone else deemed to be affected by the Order. The Order must be confirmed by the Scottish Ministers. There will be a procedure to examine the case, which is likely to involve a public inquiry, heard by a Reporter appointed by the Scottish Ministers. After the inquiry or other process of examination, the Reporter will make a recommendation, and the Scottish Ministers can either confirm the Order or confirm it with modifications. Section 67 sets out the procedure for unopposed cases. The Order must be remitted to the Scottish Ministers who can either direct that the Order be submitted to them for confirmation or clear the matter back to East Renfrewshire Council. If the Scottish Ministers exercised their powers of confirmation, then there may also be a public inquiry before a Reporter, or other examination procedure, before a decision is made.

10. Section 76 deals with the matter of compensation that would be payable if the planning permission were to be modified or revoked. The provisions cover costs and expenditure incurred since the grant of the planning permission as well as loss or damage consisting of depreciation of the value to anyone with an interest in the land.

11. The power afforded by the Act to revoke a planning permission is only intended to be used in limited circumstances. The provision to revoke planning permission also exists in the equivalent Planning Act in England. It is accepted that planning case law, Ministerial Statements and precedent applies across both jurisdictions. There is no recorded view of the Scottish Ministers in relation to the use of powers to revoke Planning Permission, however an English Ministerial Statement from 2006 notes that the intervention of the Secretary of State to revoke a planning permission can only be justified in exceptional circumstances and only if the original decision is judged to be grossly wrong, so that damage is likely to be done to the wider public interest.

12. There is no indication that the decision made by the Planning Applications Committee in accordance with due process and in public was grossly wrong in planning terms. A successful revocation order in this case could therefore undermine the future authority of the Planning Applications Committee, allowing Members to seek to revoke duly made planning decisions in any circumstance where there is sustained public objection to a proposal. Use of Section 65 in such circumstances strays close to introducing a Third Party Right of Appeal, when the Scottish Ministers have rejected introducing such a provision as part of the planning system when the 2006 and 2019 Planning Acts were endorsed by the Scottish Parliament.

13. Members will be aware that the application subject of this motion 2025/0043/TP was the second application on this site for the same use. The first such application 2024/0168/TP was refused by decision notice dated 31<sup>st</sup> October 2024. That application was taken to appeal by the applicant. The reporter's decision was issued on 8<sup>th</sup> May 2025, post-dating the decision of the Planning Applications Committee to approve application 2025/0043/TP. The Reporter's findings indicate that the proposed development had the support of Development Plan policy in principle. He concluded that the landscaping scheme proposed with application 2024/0168/TP was insufficient to outweigh the negative visual impacts of the development on the Green Belt. As Members will also be aware, the second application 2025/0043/TP approved by the Planning Applications Committee was accompanied by a more robust and detailed landscaping scheme.

14. Appendix 3 sets out other comparable appeal decisions for Battery Energy Storage Systems in Scotland during 2025, showing that of four other similar cases to the proposal before East Renfrewshire Council, three were allowed and one was dismissed.

## REPORT

15. Members agreed an amended Motion at the Council meeting on 25<sup>th</sup> June. That asked for four points to be detailed:

- The legal and procedural steps required to issue a revocation order.
- An assessment of the applicant's compliance with all imposed planning conditions, including all those still to be discharged before development can proceed.
- Clarification on potential compensation liabilities under the Planning Act, particularly where the applicant does not hold the freehold title to the land in question.
- Consideration of the expediency of such a course of action.

16. These points will be taken in turn.

17. *The legal and procedural steps required to issue a revocation order.* To issue a revocation order the Council will have to assess whether it is expedient to undertake this course of action. To make a decision over whether it is expedient to make an Order to revoke planning permission already granted to application reference 2025/0043/TP, the Council will have to take the following factors into account:

(a) The Council will have to have regard to the Development Plan and other material considerations. This would require a review of the Report of Handling for the application prepared by the case officer, who indicated that the development was in accordance with the Development Plan, as well as other material considerations such as recent appeal decisions for Battery Energy Storage Systems; and

(b) The Council will have to consider the requirement to pay compensation to the applicant, under the terms of Section 76.

18. After having regard to the Development Plan and other material considerations including the requirement to pay compensation, the Council may decide to issue a revocation Order. There are two options at this point, the applicant or any other interested party may elect to oppose the revocation Order or may elect not to oppose it. The process would be as follows:

19. The Council would notify the applicant and other interested parties specified in the Act that the Council had made an Order to revoke planning permission. The notified parties may write to the planning authority to confirm that they do not wish to oppose the Order. At this point, the Council would advertise the revocation for a period of not less than 28 days and send a copy of the advertisement to the Scottish Ministers. The Scottish Ministers have the power to direct that the Order be submitted to them for confirmation. If they were to invoke this power then a similar process would be followed to the 'calling in' of a planning application, where there is likely to be a public inquiry or other form of examination, before the Scottish Ministers make their decision. Alternatively, the Scottish Ministers can clear the revocation Order back to East Renfrewshire Council. Once confirmed or cleared back, the interested parties would return to the Council to consider the question of compensation.

20. If the applicant and interested parties defined in the Act elect to oppose the Order, they have the right to be heard by a person appointed by the Scottish Ministers. The Council would have to participate in the process that follows, to explain why it is considered expedient to revoke the planning permission and with reference to the Development Plan and other material considerations. The process would be likely to involve a public inquiry before a Reporter from the Department of Planning and Environmental Appeals, appointed by the Scottish Ministers, or another form of examination. The Council would have to appoint and pay the costs for its own planning, legal, landscape or other advisors to act in the proceedings as necessary, as Council officers recommended approval and cannot appear to defend the opposite case.

21. At an inquiry, the Council's appointed expert witness or witnesses would be cross examined by the applicant's legal representative. The applicant would also set out its case opposing the revocation order and the Council's legal representative can cross examine the case. At the end of the inquiry the Reporter will prepare a report, where they will take account of the Development Plan and other material considerations. The report will make a recommendation to the Scottish Ministers who may confirm the order without modification or subject to such modifications as the Ministers consider expedient. In the same way as a planning appeal, the only grounds to challenge the decision of the Ministers would be procedural, through the Judicial Review process.

22. If the Reporter recommends that the Order to revoke be confirmed and the Scottish Ministers agree and confirm the Order without modification, the applicant and interested parties do have the opportunity to challenge the revocation in the Court of Session under Section 239. After all processes have been exhausted, if the revocation Order stands, the Council becomes liable for compensation to the landowner, the applicant and any other interested party, such as a funding partner. The same will apply if the revocation Order is confirmed unopposed. The applicant, landowner and any other parties would produce an assessment of the 'Market Value' of the land with planning permission, or the Net Present Value of any lease payments, or loss arising from any other type of commercial relationship that is in place between the parties and the forfeiture of the profit from operating the site for its lifespan of forty years. The Council would appoint its own advisor to form its own assessment of the 'Market Value,' Net Present Value, loss of profit and any other losses that arise under the commercial terms of the contract between the parties. A negotiation would then take place to settle on a sum of compensation that the Council would have to pay to the landowner, the applicant and any other interested parties.

23. *An assessment of the applicant's compliance with all imposed planning conditions, including all those still to be discharged before development can proceed.* The 24 conditions attached to the applications are set out in a table in Appendix 4, with a commentary in the

right-hand column. It is not competent for a planning authority to discharge conditions in advance of a decision being made. The applicant has a period of three years within which to agree the discharge of the conditions with the planning authority. The applicant has not applied to discharge any of the conditions yet. The applicant has not submitted any appeal in relation to the conditions, nor contacted the planning authority to suggest that any of them present them with any difficulty.

24. *Clarification on potential compensation liabilities under the Planning Act, particularly where the applicant does not hold the freehold title to the land in question.* As set out in the Background section above, planning permission runs with the land. It is common practice for an applicant for planning permission to have previously entered into an Option contract with the landowner. This is a legal agreement with binding obligations on both parties, subject to the planning permission being granted and other contractual conditions being fulfilled. The Option contract will formalise the relationship between the landowner and the applicant. This is a commercial matter and would not be taken into account in the planning decision-making process. The applicant's relationship with the landowner is commercially confidential.

25. Members have focused their Motion on their understanding that the applicant does not own the land. This report therefore provides information on the commercial Option arrangements that would pertain, were there to be a commercial arrangement between the applicant and the landowner to purchase the land. Whilst this information is provided as requested, the most likely arrangement is a form of lease with annual payments, rather than outright purchase of the land. Profit share arrangements between the two parties also remain a possibility.

26. In a land purchase scenario, it is likely that there will be an Option contract between the parties, with an obligation for the applicant to purchase the land at the Market Value by a fixed date specified within the contract and known as the Long Stop Date. There is also likely to be a reciprocal obligation on the landowner to sell the land, once the conditions within the Option contract have been discharged.

27. A more likely arrangement is that there will be an Option contract that enables the applicant to exercise a right to lease the land, but the title is retained by the owner. An annual fee would then be paid to the landowner for the use of the land for the period of operation of the facility. Another arrangement could be a profit-sharing arrangement between the landowner and the developer, whereby the landowner retains the ownership of the land and a proportionate share of the revenue is paid to the landowner for the life of the development. There could also be some combination of these, or another commercial arrangement that suits both parties (such as an onward sale contract with an energy supplier/distributor or end funding investor).

28. Obtaining planning permission is a costly and time-consuming process not to be undertaken lightly, therefore it seems exceptionally unlikely that the applicant does not have an undertaking that the landowner will be obliged to allow the applicant access to the land and the ability to complete the development, once they have planning permission. The fact that the applicant does not own the land at this point, or indeed may never own it at all, is not the determining factor in the question of compensation.

29. The determining factor in the question of compensation is the grant of planning permission. The value of the site crystallised at the point that the planning decision letter granting planning permission was issued. In a land purchase scenario the grant of planning permission altered the value of the land from Existing Use Value to Market Value. A Chartered Surveyor can use a range of methods to determine the Market Value, as per RICS guidance note 'Valuation of development property', 2019. The valuer can use any one method, or a blend of methods, in accordance with their professional judgement. The valuer also has the opportunity as part of the valuation process, if they choose to do so, to add an element of

'hope value' to account for the potential changes in technology that may allow the intensification of the use of the site in future and the potential additional profit that could accrue.

30. In a lease scenario, which is the most likely arrangement between the parties, the grant of planning permission has a similarly formal and binding effect, in ensuring that the value of the lease crystallised when the decision letter granting planning permission was issued. A Chartered Surveyor can undertake a valuation of the commercial lease between the parties involved.

31. In each case, whether the land is sold, leased or there is a profit share, the valuer will take account of the expected profit that would be derived from the operation of the development over its full life cycle. Planning permission was granted for the development to operate for forty years.

32. The Act is clear insofar as if the planning permission were to be revoked, there would be a compensation liability. This compensation would be based on the value being forfeited firstly by the applicant, because the planning permission that was granted is taken away, thus reducing the overall value of the development from its value with planning permission for a battery energy storage system to Existing Use Value as agricultural land. The decrease in value of the applicant's interest in the land and the loss of anticipated profit to be derived from the operation of the facility for the forty-year life of the permission would also be taken into account. Similar valuation exercises would then be carried out in relation to impact of the revocation on the interest of the owner and any other relevant parties with an interest in the land.

33. Valuation is a matter of informed judgement reflecting the skills and experience of a Chartered Surveyor. The Council is not party to the commercial terms of the option contract and therefore not able to identify or estimate the full potential loss of value as a consequence of revoking the planning permission. It is the case, however, that the loss in value will reflect the diminution of the value of the land, or the Net Present Value of the loss of lease payments and the profit that can be derived from operating the battery energy storage system for forty years.

34. Commercial agreements between landowners and developers are not in the public domain, so there is no published source of value. To assist the Members in their decision-making, Council officers have undertaken research through senior contacts in the legal and valuation areas to gain an accurate indication of the range of values for land with planning permission for a Battery Energy Storage System. A broad indication of the value of the land, with planning permission, if purchased, would be £100,000 per MW, so for a 40MW facility the likely compensation payable for the loss of the value of the land, with planning permission, would be in the region of £4m. Lease arrangements are the most common method of providing land for battery energy storage systems. Lease payments are in the region of £1500-£2000 per MW per annum. To assist the Members, an assessment has been undertaken of the potential Net Present Value of a lease for a Battery Energy Storage System, using a figure of £1800 per Megawatt (MW) of storage capacity, increasing by 0%, 5% or 10% every five years until year forty.

35. The Net Present Value of a forty-year lease with annual payments of £1800 per Megawatt, would be £1.54 million, at a discount rate of 4%. If, as is more likely, there is an element of inflation built in, this value will rise. If it is assumed that every 5 years, the lease value rises by 5%, the Net Present Value of the lease will be £1.73 million and if the lease value rises by 10% every 5 years, the Net Present Value of the lease will be £2.02 million. Therefore, in this scenario, the land lease compensation that would have to be paid to the applicant would be at least £1.54 million.

36. Both scenarios cover the loss of land value and in both cases, the additional cost of compensating for the profit that would be lost by the operator and/or funding partner over a

period of forty years would also have to be taken into account. The Council would also have to meet the cost of the legal and valuation advice that would be required to negotiate the overall level of compensation payable.

37. If Members wish to proceed with the serving of the revocation Order and either the applicant does not seek to challenge the revocation, or the Scottish Ministers concur with the revocation after a procedure which is likely to be a public inquiry, the applicant would then be asked to share commercial details of the contract in confidence, in order that the Council can verify the full loss of value experienced by affected parties. The Council would instruct a Chartered Surveyor to undertake a valuation of the land with planning permission and other relevant losses experienced by affected parties. It is likely that two surveyors, acting respectively for the landowner and the Council, would come to an agreement that reflected a negotiated position between the two values generated by the two separate valuation exercises being undertaken. If there were no agreement between the parties, there would be a reference to arbitration or determination by an expert, which could also present a further financial risk, as the award could be outwith the spectrum of the value under dispute.

38. *Consideration of the expediency of such a course of action.* Taking into account the forgoing explanation and the planning permission, notwithstanding the conditions, or the ownership of the land, the question of expediency must be considered. Elected Members will be aware that there has been local objection to the proposal. In serving a revocation Order, the Council is exposing itself to: the cost of professional and legal advice as to how to proceed, the cost of presenting its case at the likely public inquiry that would follow; the cost of instructing a valuer to negotiate the compensation that would be payable if the Scottish Ministers were to confirm the order; and the payment of compensation reflecting the loss of the value that crystallised on the grant of planning permission.

39. These costs are not fixed; however, reasonable estimates can be made, based on past experience of appeals, inquiries and Judicial Reviews. Professional and legal advice could cost in the region of £100,000. Representation at a public inquiry could be in the region of £150,000-£250,000 depending on the scope of the inquiry. A fee for a Chartered Surveyor to value the compensation liability and negotiate a settlement could be a further £100,000. A broad indication has been given of the cost of compensating for the loss of land value in the range of £1.5m-£4m. The compensation for the loss of operating profit over forty years would be additional to these costs but cannot be predicted by Council officers.

40. Battery energy storage systems are considered to be an integral part of a renewable energy system, required to maintain stability in the Grid, as power sources, especially wind, ebb and flow. They are generally in accordance with Policy in National Planning Framework 4. Even if this application were successfully revoked, either unopposed, or with the approval of the Scottish Ministers after a public inquiry, and compensation paid to the parties disadvantaged by the revocation, another application could be brought forward for a battery energy storage system on the same site, by the same applicant, and that could be granted planning permission, either by the Council or by the Scottish Ministers through the appeal system. Revocation would not guarantee that there would not be a battery energy storage system on this site in the future. The subsequent application would need to be materially different to the application the subject of this Motion. That could be, for example, an application for a smaller, or larger, facility in the same location. Members should be aware that if they revoke the application and pay compensation, this is not a guarantee of removing battery energy storage from this site.

41. In answering the first four bullet points in the paragraph numbered 4 in the amended Motion, this report has also dealt with the requirement of Paragraph 5, namely that the report includes any relevant legal or financial information for the Council arising from a potential revocation, ensuring fully informed decision-making.

## **FINANCE AND EFFICIENCY**

42. The proposal to revoke planning permission granted to application 2025/0043/TP would incur costs. These would include professional and legal advice at an estimated £100,000. The revocation Order be highly likely to be the subject of an inquiry, which would need to be resourced, at an estimated cost of £150,000 to £250,000. If the Scottish Ministers were to confirm the revocation order, then the Council would have to pay for a Chartered Surveyor to undertake a valuation of the planning permission for the purposes or compensation and then negotiate an agreed compensation position with the applicant and the landowner. This would cover the cost to the Council of negotiating a value, estimated at £100,000. In addition, the Market Value of the land or the Net Present Value of the lease (estimated at between £1.5 and £4m), plus the loss of profit from operating the facility for forty years would be taken into account. Council officers cannot provide an estimate of this loss of operating value, as it would require knowledge of the commercial terms and a complex valuation exercise to be done by a Chartered Surveyor on our behalf.

43. There is also the theoretical risk of incurring costs if the confirmed revocation Order were to be challenged by the applicant through Section 239 procedures in the Court of Session, estimated to be a further £100,000 in legal fees.

44. It is clear that pursuing an Order to revoke the planning permission would incur legal and professional costs, which must be resourced. If the Order were confirmed by the Scottish Ministers, the question of substantial compensation costs would also arise.

## **CONSULTATION AND PARTNERSHIP WORKING**

45. The nature of this report does not allow for consultation or partnership working as it deals with an administrative matter in relation to a planning permission granted by the Planning Applications Committee.

## **IMPLICATIONS OF THE PROPOSALS**

46. The implications of the proposed revocation of the planning permission granted to application 2025/0043/TP are the costs of legal and professional advice and the potential compensation to the applicant and interested parties if the revocation Order is confirmed by the Scottish Ministers, as set out in this report. If the Council did pursue a revocation Order, there would also be potential reputational risks to the Council because of the potential for the use of S65 in these circumstances to undermine the authority of decisions made by its Planning Applications Committee.

## **CONCLUSIONS**

47. This report responds to the requirements of the amended Motion approved by Full Council on 25<sup>th</sup> June by addressing the four bullet points in the paragraph numbered 4 and the requirements of paragraph 5. It identifies the steps to be taken to issue a revocation Order and the potential financial implications of doing so.

## **RECOMMENDATIONS**

48. It is recommended that the Council:

- a) Notes the report prepared by officers in accordance with the amended Motion; and



- b) Makes a decision as to whether to pursue a revocation Order under Section 65 of the Town and Country Planning (Scotland) Act 1997 (as amended), considering the information contained in this report.

Director of Environment

For further information contact: Michaela Sullivan, Head of Place  
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September 2025

## Appendix 1 Control of Land and Valuation

1. When a development is proposed that requires the grant of planning permission, the normal course of action is that the developer will enter into an Option contract, which formalises the relationship between the landowner and the applicant and binds both to undertake specific actions, as milestones within the contract are triggered. A standard Option contract will frequently require the applicant to acquire the land for the intended purpose, subject to the grant of planning permission. There are various other forms of Option, including the making of lease payments for the land on the grant of planning permission, or a profit share arrangement between the parties, that requires the operator to make payments to the landowner based on a share of the operating profit of the facility. If land is to be acquired, it is generally the case that the 'Market Value' of the land will be determined by a Chartered Surveyor appointed by mutual agreement between the parties, once planning permission has been granted. Other forms of Option contract such as a lease arrangement or profit sharing arrangement for the life of the development will contain provisions as to how the costs are to be paid and/or profits are to be divided between the landowner, the applicant and any other interested party such as a funder.

2. Where the land is sold the surveyor will determine the price of the land in accordance with the RICS Valuation – Global Standards, together with the UK National Supplement, (commonly known as the Red Book and referred to as a Red Book valuation). The valuer will take account of the Planning Permission in determining the price of the land. The grant of planning permission changes the value of the land from what is known as 'Existing Use Value' i.e. the value as agricultural land, to the 'Market Value' with the benefit of the planning permission that has been granted. The value is of the land with planning permission, regardless of the ownership of the land. A Chartered Surveyor with expertise in the valuation of energy assets would also be able to make an assessment of the Net Present Value of any lease arrangement and an assessment of the depreciation (or sustained loss or damage) of the value of the interest in the land for the applicant, land owner and any other interest (such as end investor/funder). This would be a calculation of the forfeiture of the profits that would accrue from operating the site for its planned lifespan.

**Appendix 2 Procedure to be followed under Sections 66 and 67**

1. Section 66 sets out the procedure that must be followed where a S65 order is opposed by the applicant, landowner or anyone else with an interest in the land. The Order will not take effect until it has been confirmed by the Scottish Ministers. If East Renfrewshire Council submits an Order to the Scottish Ministers for confirmation of its decision to revoke planning permission, it shall simultaneously serve notice on both the owner of the land (part a) and the applicant (part c, as a person affected by the order). The notice gives any person on whom it is served the right to appear before and be heard by a person appointed by the Scottish Ministers. In practical effect, 'being heard' will be likely to involve a public inquiry that would be heard by a Reporter from the Department of Planning and Environmental Appeals. If these circumstances arise, the Reporter will make a recommendation to the Scottish Ministers who may confirm the Order without modification or subject to such modifications as the Scottish Ministers consider expedient. In the same way as a planning appeal, the only grounds to challenge the decision of the Scottish Ministers would be procedural, through the Judicial Review process.

2. Section 67 sets out the procedure for unopposed cases. In this case, the Council would have to advertise the proposed revocation and serve notice, by the same procedure as for Section 66 above. Following the end of the advertisement procedure, if no person affected has elected to oppose the procedure, the revocation has to be remitted to the Scottish Ministers. The Scottish Ministers may direct that the Order be submitted to them for confirmation. Whilst we consider it likely that the parties to the application - the landowner, the applicant and any other interests, would not wish to see their planning permission revoked and would be expected to oppose any revocation Order that was issued, it remains an option for them to elect not to oppose the revocation order and proceed directly to the calculation of compensation. It also remains open to the Scottish Ministers to issue a direction that the order be submitted for confirmation.

**Appendix 3 Comparable Appeal Decisions Made in Scotland in 2025**

<b>Date</b>	<b>Appeal Reference</b>	<b>Local authority and Reference</b>	<b>Decision</b>
12 <sup>th</sup> June 2025	PPA-270-2310	Highland Council 23/03113/FUL 49.9 MW Open farm slopes landscape character type	Appeal allowed
28 <sup>th</sup> April 2025	PPA-380-2120	South Lanarkshire Council P/23/1033 50 MW Green belt	Appeal allowed
28 <sup>th</sup> March 2025	PPA-100-2152	Aberdeen City Council 240614/DPP Up to 40 MW Green belt	Appeal allowed
6 <sup>th</sup> March 2025	PPA-380-2123	South Lanarkshire Council P/24/0307 22.8 MW Green belt	Appeal dismissed for landscape impact and failure to maximise net economic impact

1. In 2025, three broadly comparable appeals for a 49.9 MW site, a 50 MW site and an up to 40 MW site have been allowed and one smaller proposal has been dismissed for the summarised reasons set out above.

#### Appendix 4 An assessment of the planning conditions applied to the planning permission 2025/0043/TP

1. There are 24 conditions attached to the application as follows, with the condition on the left-hand column and comments in the right-hand column:

<p>1. The development hereby approved must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted or, as the case may be, deemed to be granted.</p> <p>Reason: To comply with Section 58(1) of The Town and Country Planning (Scotland) Act 1997, as amended.</p>	<p>This is a standard condition applied to all planning applications.</p>
<p>2. (A) There shall be no commencement of development unless and until a bond or other form of financial guarantee in terms which secure the cost of performance of all decommissioning, restoration and aftercare obligations referred to in condition 3 is submitted to and approved in writing by the planning authority.</p> <p>(B) The value of the financial guarantee shall be agreed between the developer and the planning authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional as being sufficient to meet the costs of all decommissioning, restoration and aftercare obligations referred to in condition 3.</p> <p>(C) The financial guarantee shall be maintained in favour of the planning authority until the date of completion of all decommissioning, restoration and aftercare obligations referred to in condition 3.</p> <p>(D) The value of the financial guarantee shall be reviewed by agreement between the developer and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional no less than every five years and increased or decreased to take account of any variation in costs of compliance with decommissioning, restoration and aftercare obligations and best practice prevailing at the time of each review.</p> <p>Reason: To ensure that there are sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this planning permission in the event of default by the developer.</p>	<p>This is a pre-commencement condition requiring the applicant to put a suitable guarantee in place, to ensure the site can be decommissioned. Such bonds are expected in relation to renewable energy installations. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>3. (A) The development will disconnect from the grid and cease to import or export electricity no later than the date falling forty years from the date of final commissioning. The total period for decommissioning and restoration of the site in accordance with this condition shall not exceed forty-two years from the date of final commissioning unless otherwise agreed in writing by the Planning Authority.</p> <p>(B) No development shall commence until a decommissioning, restoration and aftercare strategy has been submitted to and approved in writing by the Planning Authority. The strategy shall include measures for the decommissioning of the development, restoration and aftercare of the site and will include, without limitation, proposals for the removal of the above ground elements of the development, confirmation of the status of subterranean elements of the development (retention, removal, or other such proposal), the treatment of ground surfaces, the management and timing of the works and environmental management provisions.</p>	<p>There is a pre-commencement element to this condition, requiring a decommissioning, restoration and aftercare strategy to be submitted and approved and thereafter implemented. Otherwise the condition limits the operation of the facility to 40 years and requires decommissioning to be undertaken. It is anticipated by the planning authority that</p>

<p>(C) No later than 3 years prior to decommissioning of the development or the expiration of the consent (whichever is the earlier) a detailed decommissioning, restoration and aftercare plan, based upon the principles of the approved decommissioning strategy, shall be submitted to the Planning Authority for written approval. The detailed decommissioning, restoration and aftercare plan, will provide updated and detailed proposals for the removal of the development, the treatment of ground surfaces, the management and timing of the works and environment management provisions.</p> <p>(D) The development shall be decommissioned, the site restored, and aftercare thereafter undertaken in accordance with the approved detailed decommissioning, restoration and aftercare plan, unless otherwise agreed in writing in advance with the Planning Authority.</p> <p>Reason: To ensure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.</p>	<p>the applicant will be able to comply with this condition.</p>
<p>4. Development shall not commence until details of the finish and colour of all external surfaces of the buildings and structures to be installed/erected on the site; and of all hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details. For the avoidance of doubt, the buildings and structures shall be finished in a shade of dark green.</p> <p>Reason: To ensure the development is acceptable in appearance.</p>	<p>This condition is a pre-commencement condition requiring materials to be approved and the development implemented in accordance with the approval. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>5. Development shall not commence until a detailed scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. This shall include the proposed planting around the compound area and along the frontage of the site with Glasgow Road. Details of the scheme shall include:</p> <ul style="list-style-type: none"> <li>i) Details of any earth mounding, hard landscaping, seeding and turfing;</li> <li>ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;</li> <li>iii) Details of the phasing of the landscaping works;</li> <li>iv) Proposed levels; and</li> <li>v) Schedule of maintenance to include the replacement of failed landscaping throughout the lifetime of the development.</li> </ul> <p>Thereafter the landscaping works shall be fully implemented as approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.</p>	<p>This is a pre-commencement condition requiring full details of the landscaping to be submitted and approved and thereafter implemented. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>6. Visibility splays of 120 metres by 2.5 metres shall be provided in both directions at the junction of the new access with the existing road prior to the commissioning of the facility; and thereafter maintained free from any obstructions exceeding a height of 1.05m above the adjacent road.</p>	<p>This is a road safety condition requiring visibility splays to ensure safe access and egress from the</p>

<p>Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit</p>	<p>development. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>7. Prior to the commencement of any work on site, details of the proposed access to the site from Glasgow Road, shall be submitted and approved in writing by the Planning Authority. The proposed access shall be formed and surfaced in accordance with the approved details, such that no surface water or loose material shall discharge out onto the public road, prior to the commissioning of the development hereby approved.</p> <p>Reason: In the interest of public road safety.</p>	<p>This is a pre-commencement road safety condition requiring details of the proposed access and implementation of the details approved. It is anticipated by the planning authority that the applicant will be able to comply with this condition..</p>
<p>8. Development shall not commence until details of vehicle wheel cleaning facilities and a road cleaning strategy have been submitted to and approved in writing by the planning authority. Thereafter the approved vehicle wheel cleaning facilities and road cleaning strategy shall be implemented as approved. All construction vehicles exiting the site shall have all tyres and wheels cleaned before entering the road.</p> <p>Reason: To ensure mud and deleterious materials are not transferred to the road.</p>	<p>This is a pre-commencement condition to keep the road clean during construction. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>9. Prior to the commencement of any work on site, details of temporary car-parking and laydown areas to be provided within the site during the construction phase; and a phasing schedule for their provision/removal, shall be submitted and approved in writing by the Planning Authority. The temporary car-parking and laydown areas shall be provided and removed in accordance with the approved details and phasing schedule.</p> <p>Reason: In the interest of public road safety.</p>	<p>This is a pre-commencement condition to ensure vehicles are not parked on the public road during the construction period. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>10. The three car-parking spaces, indicated on approved plan PL-006 Rev P11, shall be formed and delineated prior to the commissioning of the development hereby approved.</p> <p>Reason: In the interest of public road safety.</p>	<p>This is a condition to ensure that on-site car parking is provided before the facility is commissioned. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>11. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.</p>	<p>This is a condition requiring a programme of archaeological investigation to take place on part of the site before development takes place within that part the site. It is anticipated by the planning authority that the applicant will be</p>

Reason:	In order to protect any archaeological remains and to allow the Planning Authority to consider this matter in detail.	able to comply with this condition.
12. No works shall commence on site until the applicant has undertaken an assessment and modelling as required to determine the interference levels on the Scotland Gas Network's adjacent pipeline E06, E17 and G03 from steady state and fault conditions of the electrical infrastructure associated with the proposed development, taking into consideration the nearby SGN pipeline and associated equipment. This includes:	<ul style="list-style-type: none"> <li>Any steady state AC or DC interference</li> <li>Fault Condition Interference in accordance with the limits in BS EN50122-1:2022</li> <li>If required, the applicant shall also design appropriate mitigation to ensure that levels of AC and DC interference are within acceptable limits (as described by SGN/PM/ECP/2, BS EN ISO 18086:2020 and BS EN 50162:2004). The results of this modelling (and mitigation, if required) will be submitted for the prior written approval of Scotland Gas Networks and the Planning Authority before any work commences on site.</li> </ul> <p>Reason: In order to ensure a mechanism is in place to assess and mitigate the effects of inducing unacceptable levels of electrical alternating currents and voltage upon other utilities in the event they arise.</p>	This is a pre-commencement condition required by statutory undertaker Scottish Gas Networks, to ensure the facility does not have an impact on other utilities in the area. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
13. The Sustainable Urban Drainage Systems (SUDS) for the surface water regime, as set out on approved plan reference 1137-DR-IN-1001 Rev P02 shall be incorporated into the development prior to the commissioning of the development hereby approved.	Reason: In the interests of sustainable development.	This condition requires the sustainable urban drainage system on the approved plans to be provided before the development is commissioned. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
14. Development shall not commence until the trees immediately to the north-west and north of the site have been protected by suitable fencing. Fencing shall be erected on at least the fullest extent of the canopy on broadleaf trees and half the height of conifer trees as set out in BS3998/2010 and BS5837/2012. Development shall not commence until details of the location and type of fencing have been submitted to and approved in writing by the planning authority. Thereafter the approved tree protection measures shall be fully implemented on site and remain in position throughout the construction of the development.	Reason: To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.	This is a pre-commencement condition requiring protection of the existing trees on site. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
15. The development of the site shall be undertaken in accordance with the Biodiversity Enhancement and Management Plan (the Plan) dated 21 January 2025 and submitted in support of the application. Details of the biodiversity enhancements outlined in the Plan shall		This is a pre-commencement condition requiring details of biodiversity



<p>be submitted and approved in writing prior to the commencement of any work on site. For the avoidance of doubt those details shall be submitted on a plan at a scale of 1:500 and shall show the location and extent of the hedgerow and scrub; and native species rich grassland; and the location of the herptile hibernaculum, all as referred to in the Plan. The biodiversity enhancement measures shall be completed within the first planting season following the commissioning of the development hereby approved.</p> <p>Reason: To ensure the provision of biodiversity enhancement measures.</p>	<p>enhancements to be submitted and approved and thereafter completed within the first planting season after the development has been commissioned. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>16. Prior to the commencement of any work on site, a light spill diagram, showing light levels emitted from the proposed lighting, shall be submitted and approved in writing by the Planning Authority. The lighting fixtures shall be angled to face into the site and the maximum levels of luminosity at neighbouring properties must not exceed 10 lux.</p> <p>Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.</p>	<p>This is a pre-commencement condition requiring details of the site lighting to be submitted and approved, to protect the amenity of neighbouring properties. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>17. There shall be no construction work or offloading of delivered materials at the development site out with the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority. The starting up/warming up and shutting down of any construction machinery out with these hours shall not be audible from the boundary of any noise sensitive property.</p> <p>Reason: To prevent noise nuisance to the surrounding area.</p>	<p>This condition limits site working hours to protect the amenity of neighbouring properties. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>18. Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:2014+A1:2019 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins) ) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:2014+A1:2019 at buildings where people are likely to be affected.</p> <p>Reason: To ensure the occupants of adjacent premises are not subject to excessive noise nuisance.</p>	<p>This condition requires noise emitted by the facility to be below a threshold to protect the amenity of neighbouring properties. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>
<p>19. Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.</p>	<p>This is a condition to ensure contaminated land, if found, is treated appropriately to protect the environment. It is anticipated by the planning authority that the applicant will be</p>

Reason: To protect the environment from the effects of contamination	able to comply with this condition.
<p>20. The development hereby approved shall not commence until the details of the relocation of the bus stop and lighting column as shown in drawing number RHC-23-345-01, including their finished location and design; and the timescale for their relocation, have been submitted and approved in writing by the Planning Authority. Thereafter, the bus stop and lighting column shall be relocated as soon as practicably possible following the formation of the new access and visibility splays, all in accordance with the approved details.</p> <p>Reason: In the interest of public road safety and to ensure minimal disruption to the users of the bus service.</p>	This is a pre-commencement condition requiring the relocation of the bus stop and lighting column at the proposed access point. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
<p>21. The development hereby approved shall not commence until details of the culvert to be formed under the proposed access adjacent to Glasgow Road have been submitted and approved in writing by the Planning Authority. Thereafter the culvert shall be formed in accordance with the approved details.</p> <p>Reason: In the interest of public road safety and to avoid blockage of the watercourse/field drain.</p>	This is a pre-commencement condition requiring details of the required culvert under the access road to be submitted and approved and then constructed in accordance with the submitted details. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
<p>22. Prior to the commencement of any work on site, a construction traffic management plan shall be submitted and approved in writing by the Planning Authority. The construction traffic management plan shall detail the routes to be taken by construction traffic travelling to and from the site. Thereafter, the construction traffic shall travel to and from the site in accordance with the approved construction traffic management plan throughout the duration of the construction phase, unless minor and temporary amendments are agreed in advance with the Planning Authority.</p> <p>Reason: In the interest of public road safety.</p>	This is a pre-commencement condition requiring a construction traffic management plan to be submitted and approved and for the content to be implemented whilst the development is under construction. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
<p>23. Further to the specifications shown on the approved landscaping plan (reference PL-001 (Landscape) Rev6), no planting shall take place within 10 metres of any battery energy storage container. Prior to the commencement of any work on site, a written scheme detailing the maintenance of the unplanted area within the compound, including the removal of any self-seeded vegetation within that area, shall be submitted and approved in writing by the Planning Authority. Thereafter, the maintenance of the unplanted area shall be carried out in accordance with the approved maintenance scheme.</p> <p>Reason: In the interest of public safety</p>	This is a partial pre-commencement condition, requiring a scheme for the maintenance of the unplanted area within the compound and for maintenance to be undertaken in accordance with the approved scheme. This condition also then ensures that no planting takes place within 10 metres of any of the

	battery energy storage containers. It is anticipated by the planning authority that the applicant will be able to comply with this condition.
<p>24. Prior to the commencement of any work on site, written confirmation demonstrating the agreement of Scottish Water, or their successors, to supply the site with water shall be submitted for noting and recording by the Planning Authority.</p> <p>Reason: To ensure a steady supply of water to the site.</p>	<p>This is a standard pre-commencement condition required by statutory undertaker Scottish Water, requiring evidence that the site can be supplied with water. It is anticipated by the planning authority that the applicant will be able to comply with this condition.</p>

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EAST RENFREWSHIRE COUNCIL10 September 2025Report by Director of EnvironmentAURS ROAD UPDATE AND FUNDING REQUEST**PURPOSE OF REPORT**

1. The purpose of this report is to update the Council on the progress of the Aurs Road City Deal project, currently under construction, and to request that the Council approves the expenditure of the additional funds that will be required to complete the project.

**RECOMMENDATIONS**

2. The Council is asked to:
- a) Note the progress on site and the strategic importance of the Aurs Road project;
  - b) Acknowledge that additional funds will be required to complete the project;
  - c) Approve in principle £4.3m of additional funds to complete the Aurs Road project, together with an allowance for variance in the remaining unfixed elements of the cost to complete, requiring a total sum of up to £6.9m; and
  - d) Approve a maximum of £3m to be drawn from the Capital Reserve, with the balance of up to £3.9m to be funded from external borrowing and that authority is delegated to the Chief Executive and Chief Financial Officer to determine the exact sums to be drawn from the Capital Reserve and borrowed, dependent on the final outcome cost of the project and any additional funds that may be obtained.

**BACKGROUND**

3. The Aurs Road improvement project will transform the route between Barrhead and Newton Mearns from a winding, single carriageway road into a safer, straighter road with a new active travel route and waterside promenade overlooking Balgray Reservoir.

4. Aurs Road is a highly complex infrastructure project with a range of factors making it very challenging. Construction work started in January 2024. Aurs Road was initially estimated to be fully completed by early 2025 but due to a number of issues encountered on site, the project is currently projected to be completed by Spring 2026.

5. With a complex project involving a historic asset, such as Aurs Road, there is always a risk that construction challenges will lead to unforeseen delay. Delay has led to a rise in costs for a number of reasons including: the need to cover the cost of additional survey work, redesign of some aspects of the project; agreement of the redesign with parties including the contractor and Scottish Water; additional time that the contractor is on site; and additional materials required.

## REPORT

6. The project team has agreed designs for all aspects of the project and is in a position to provide an estimate of the cost to complete. Members will recall that the construction is being managed under a standard construction contract known as New Engineering Contract 3 (NEC3). All parties are therefore bound by the provisions within the NEC3 contract. This includes confidentiality clauses in relation to any disputes arising between the Council and the parties to the contract.

7. The project team has formally requested, under the terms of the contract, a 'Cost to Complete' calculation from the NEC3 Project Manager, who acts for all parties within the contract, to enable this update on the Aurs Road project. Where costs increase as a result of changes within the contract period, these are recorded through a series of 'Compensation Events' (the contract term used for events arising within the construction programme that lead to changes in costs) and then resolved and implemented by the NEC3 Project Manager. The 'Cost to Complete' has therefore been calculated in advance of the contractor providing a price for additional works, as these are contained within a series of Compensation Events that are currently being worked through. It contains informed estimates of both the additional works that are required and the likely cost of the outstanding Compensation Events that have yet to be resolved and agreed with the contractor.

8. As the 'Cost to Complete' is the NEC3 Project Manager's estimate, he has recommended that the Council allows a variance of between 20 and 50 per cent on the construction element of the outstanding costs that he has calculated to complete the project. This variance is termed 'cost sensitivity'. For the purposes of this report, cost sensitivity of 40% has been assumed on the construction element of the costs provided, representing a reasonable margin of sensitivity added to the NEC3 Project Manager's estimate. The 40% cost sensitivity is not applied to the whole 'Cost to Complete', but only to the variable element within the estimate, namely the construction costs. Other aspects of the 'Cost to Complete' are fixed, such as the cost of the Project Manager's support. There is no need to apply the cost sensitivity allowance to the fixed costs.

9. The original Full Business Case for Aurs Road was approved by the Glasgow City Region in October 2023 with an original estimated budget of £22.7m, including contingency, made up as follows:

- £12.72m funding from the Glasgow City Region City Deal – made up of £5.47m by each of the UK and Scottish Governments and £1.78m from East Renfrewshire Council,
- £8.32m funding from Sustrans' Places for Everyone programme in support of the project's active travel ambitions,
- £0.81m funding from the Scottish Government's Bridge Fund, and
- £0.80m developer contributions from new house building projects in the area.

10. Additional sources of funding amounting to £0.9m have recently been identified to support the project, encompassing a further £0.3m from Sustrans and £0.6m from developer contributions. The total committed funding is £23.6m.

11. Based on the NEC Project Manager's assessment of the cost to complete, the revised project outturn cost is estimated to be in the region of £28m. There is £23.6m of committed funding and a consequent funding shortfall of £4.3m. In line with the advice provided by the NEC3 Project Manager, a 40% cost sensitivity has been added to the construction costs within the Project Manager's estimate, to reflect the risk that arises. Once the 40% cost sensitivity

is added to the NEC3 Project Manager's estimated construction costs, a total of £6.9m additional budget is required to be made available. The overall budget provision required for the Aurs Road project, including 40% cost sensitivity on the construction costs, is therefore in the region of £30.5m.

12. When projects are presented for funding by the City Deal, they are assessed based on the Benefit Cost Ratio (BCR) that they generate. The BCR is derived from the present value of benefits divided by the present value of costs. In the approved Outline Business Case, the BCR was calculated for the overall programme of projects at Barrhead South, including Aurs Road. At the inception of the projects, the BCR was 9.4 (with anything above 1 being a viable project). The estimated additional cost to complete Aurs Road has been added to the Barrhead South BCR model by the Glasgow City Region Intelligence Hub. The outcome of this calculation with the additional estimated costs, is now a BCR of 6.2, which demonstrates that the Barrhead South programme, including the Aurs Road project, remains a significant overall economic benefit to the area.

13. After discussion with Finance colleagues, it is anticipated that the shortfall will be covered by a combination of funds from the Capital Reserve and additional borrowing to make up the remainder of the sum required. Any additional funds that are identified later, such as underspends, released contingencies from other projects or any funds that are recovered from partners in this project, will contribute to paying back the borrowed sum. It is proposed that a maximum of £3m is drawn from the Capital Reserve, with the remainder of the total (up to £3.9m) funded from additional borrowing.

14. The project is making progress on site. To date:

- 88% of the promenade wall has been completed with only one area remaining to be completed.
- The reservoir drawdown tower access bridge has been dropped into its final position on the promenade wall and temporary supports removed from site.
- The new road bridge, the active travel route bridge and Scottish Water culvert structural works have been completed.
- Finishing works on the bridges are ongoing include kerbing, prepping for surfacing and drainage connections.
- Earthworks operations continue on site in preparation for the final section of embankment reinstatement taking place. This final embankment reinstatement was subject to design development which was completed and issued to the Contractor in July 2025. Subsequent discussions with the contractor show that reinstatement requires a complex sequence of works including installation of sheet piles, completion of the remaining 12% of the promenade wall, and SPEN electricity cable diversions before it can be finished. This aspect of the works poses a significant programme and health and safety risk given its' reliance on a third party organisation attending site to deliver the works and the need to work adjacent to 11kv electricity cables. The risk is being mitigated with both project and senior level engagement with SPEN and a detailed methodology review and approval process.
- Road and cycleway surfacing operations are ongoing and being delivered by the subcontractor Roadways. The surfacing for the new roundabout junction and approaches commenced week beginning 4<sup>th</sup> August 2025. Once complete, the surfacing should continue towards Springfield Junction subject to completion of the outstanding foul drainage that will be used by the visitor facility.
- The promenade walkway paving blocks and kerbing operations are shaping the landscape of the project with distinct finish and colour. Other road furniture and infrastructure installation including street lighting, traffic signals, car park drainage, seating area benches and bins, and signage installation are all underway or soon to commence.

15. The City Deal is a region-wide infrastructure programme, made up of 22 major infrastructure projects within the eight member authorities. These projects have been in delivery for the last 10 years. The original £1bn programme of investment from the UK and Scottish Governments was supported with a contribution from local government of £130m. The Glasgow City Region Programme Management Office (PMO) produces a quarterly assessment of the costs of projects. At Quarter 1 2025/26, Local Authorities' contribution had increased to £267m and a number of the complex projects planned originally have been paused or not progressed, as a consequence of rising costs. East Renfrewshire's project portfolio is on course to be completed before the end of the City Deal programme in 2030.

16. The Aurs Road construction is on course to allow the road to be reopened by Spring 2026. The programme of regular updates to Members will continue to be provided, to inform them of progress towards completion.

## **FINANCIAL IMPLICATIONS**

17. The original approved cost of the project was £22.7m. East Renfrewshire Council's original investment in the project was £1.8m or 8% of the total funding package.

18. The total project cost is now estimated to be a maximum of £30.5m (including 40% cost sensitivity allowance on the construction costs). When current committed funding of £23.6m has been taken into account, there will be a shortfall of up to £6.9m (including 40% cost sensitivity allowance on construction costs). If the total project cost is assumed to be £28m, the Council's contribution will amount to £6.1m or 22% of the overall funding package. If the maximum total project cost of £30.5m is assumed, the Council's total contribution will amount to £8.7m or 29% of the overall funding package.

19. This report is therefore seeking authority for up to £6.9m additional resource to complete the project. This will be funded through a combination of a drawdown from the Capital Reserve and additional borrowing. This report requests authority to draw a maximum of £3m from the Council's Capital Reserve and to fund the balance of up to £3.9m, as required, through additional borrowing. It is requested that authority is delegated to the Chief Executive and Chief Financial Officer to determine the exact sums to be drawn from the Capital Reserve and borrowed, dependent on the final outcome cost of the project and any additional funds that may be obtained, for example, through underspends within other projects.

20. A range of revenue consequences have been calculated to provide an illustration of the additional cost of borrowing that may arise as a consequence of the additional costs to complete the Aurs Road project, at an assumed interest rate of 4% over a period of 20 years. If it is assumed that the maximum amount of £3m is drawn from the Capital Reserve, the revenue consequences of additional borrowing are illustrated in the paragraph below.

21. If the cost increase is £4.3m, £1.3m would be borrowed at an annual repayment rate of £97,500. If the cost increase is £6.9m, £3.9m would be borrowed at an annual repayment rate of £292,500.

22. The allocation of the drawdown from the Capital Reserve and additional borrowing, between financial years, is dependent on the timing of the expenditure and will be reflected in the capital monitoring reports submitted to Cabinet and Council. In light of movements in the capital programme, the increased borrowing will not require the prudential indicators and limits to be revised.



## CONSULTATION AND PARTNERSHIP WORKING

23. Partnership working is key to the delivery of the Aurs Rd project and partners have been engaged and consulted with to identify solutions and ways forward to achieve project delivery. This project is being led by the Council's City Deal and Infrastructure team and involves multiple stakeholders. External partners include the Glasgow City Region City Deal Programme Management Office, Scottish Water, Sustrans, Transport Scotland, local landowners, appointed contractor John Graham Construction Ltd and design team Stantec. There may be potential, through the NEC3 contract, to recover elements of the cost over-run from relevant partners. The Council will seek to recover any costs due, however finalising settlements could take some time and will only be resolved after the project is completed. In this regard, the requirement to respect the confidentiality clauses in the NEC3 contract is reiterated.

## CONCLUSIONS

24. The Aurs Road improvement project is a critical part of East Renfrewshire's £4m City Deal programme, which aims to stimulate sustainable, inclusive economic growth. Delivery of this key project is at a crucial stage with construction in progress on site and projected completion in Spring 2026. The focus remains on completing this project as soon as possible and continuing to manage the costs through regular and sustained scrutiny.

25. While the project has taken longer than expected and costs have increased, these much-needed improvements will be worthwhile in the long term, providing better transport links and an impressive waterside promenade to benefit local communities. The benefit cost ratio (BCR) for the project remains at 6.2.

26. The delays and increasing budget requirements are challenging, however, now the revised designs are in place, the project is anticipated to move forward to completion within the Project Manager's estimated cost, including a cost sensitivity allowance within the recommended range. For the purposes of this report, we have assumed a cost sensitivity allowance of 40% on construction costs, requiring an additional sum of up to £6.9m. This brings the Council's total contribution to the completion of a new, straighter and safer Aurs Road and the associated active travel route to between £6.1m and £8.7m. Members will note the figures in paragraph 15, demonstrating that a number of the significant infrastructure projects proposed across the City Region as a whole have experienced rising costs. This reflects the challenges that surround bringing forward major infrastructure projects.

27. Following completion of the project, it will be important to evaluate the costs and benefits of East Renfrewshire's package of City Deal funded projects as a whole. In light of the particular challenges at Aurs Road, it will be important to learn from the experience of delivering this project. A full evaluation and review will be carried out at the appropriate time, once the project is complete, the final outturn is known and all Compensation Events have been settled.

## RECOMMENDATIONS

28. The Council is asked to:

- a) Note the progress on site and the strategic importance of the Aurs Road project;
- b) Acknowledge that additional funds will be required to complete the project;

- c) Approve in principle the expenditure of £.4.3m additional funds to complete the Aurs Road project, together with an allowance for variance in costs, requiring a total sum of up to £6.9m; and
- e) Approve a maximum of £3m to be drawn from the Capital Reserve, with the balance of up to £3.9m to be funded from external borrowing and that authority is delegated to the Chief Executive and Chief Financial Officer to determine the exact sums to be drawn from the Capital Reserve and borrowed, dependent on the final outcome cost of the project and any additional funds that may be obtained.

Director of Environment

For further information contact: Michaela Sullivan, Head of Place,  
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September 2025

EAST RENFREWSHIRE COUNCIL10 September 2025Report by Director of Business Operations and PartnershipsCALENDAR OF COUNCIL AND COMMITTEE MEETINGS TO MAY 2027**PURPOSE OF REPORT**

1. To seek approval of the Calendar of Council and Committee Meetings to May 2027.

**RECOMMENDATION**

2. It is recommended that the Council:
  - a) approve the Calendars of Meetings, as set out in Appendices 1 and 2 of this report, covering meetings until May 2027; and
  - b) note the approved dates of meetings of the East Renfrewshire Integration Joint Board.

**BACKGROUND**

3. In accordance with the Council's Standing Orders, the Calendar of Council and Committee Meetings must be approved by the Council. Following approval, Committees retain flexibility to revise meeting dates if necessary.

**REPORT**

4. To provide Elected Members with sufficient notice of forthcoming meetings, Calendars have been prepared in advance, covering the full term of the Council until May 2027 when the next Scottish Local Government Elections will take place.
5. The proposed Calendars for 2026, and the first part of 2027, include all meetings with pre-determined dates. They exclude ad-hoc meetings which may be convened as required, such as Appeal Committees, Appointments Committee, Planning Pre-determination Hearings, and other special meetings.
6. At the request of the Planning Service and in consultation with the Vice-Chair of the Planning Applications Committee, additional meetings of the Planning Applications Committee have been incorporated into the Calendars to accommodate anticipated workload and ensure timely consideration of planning matters.
7. In recent years, delays in the Scottish Government's budget approval and subsequent local government funding announcements have necessitated rescheduling of budget meetings at short notice, causing inconvenience to Members. To address this, Council previously agreed that the budget meeting should be scheduled at the end of

February. This arrangement has proven effective, and it is proposed to continue with this in 2026 and 2027.

8. Arrangements for the presentation of key financial reports, including the Treasury Management Strategy and Annual Accounts, to the Audit & Scrutiny Committee and Council, have been maintained, with appropriate dates incorporated in the Calendar.

9. For Members' information, the dates of the East Renfrewshire Integration Joint Board have been included.

10. Upon approval, the Democratic Services Team will issue electronic calendar invitations to all Elected Members and publish the Calendars on the Council's website. More detailed calendars, including report submission deadlines, will also be provided officers.

### **FINANCIAL IMPLICATIONS**

11. There are no financial implications arising from this report.

### **CONSULTATION AND PARTNERSHIP WORKING**

12. The Corporate Management Team has been consulted on the proposed Calendars of Meetings to May 2027.

### **RECOMMENDATION**

13. It is recommended that the Council:

- a) approve the Calendars of Meetings, as set out in Appendices 1 and 2 of this report, covering meetings until May 2027; and
- b) note the approved dates of meetings of the East Renfrewshire Integration Joint Board.

**LOUISE PRINGLE**

**DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS**

**Report author:**

Barry Tudhope, Democratic Services Manager, Tel: 0141 577 3023

Background papers: None

**SUMMARY OF MEETING DATES**

January to December 2026

<b>COUNCIL – 5.00pm (Wednesday)</b> N.B. Meeting marked with an asterisk (*) will start at 10.00am. Meeting marked with a double asterisk (**) will start at 4pm on Thursday	<b>CABINET – 10.00am (Thursday)</b> N.B. Meeting marked with an asterisk (*) will start at 2.00pm.	<b>CABINET (Police and Fire) – 10.00am (Thursday)</b>	<b>EDUCATION COMMITTEE – 10.00am (Thursday)</b>
		22 January	
25 February (*10am)	5 February (*2pm)		19 February
	5 and 26 March		
22 April	23 April		2 April
	28 May		
24 June	18 June	4 June	11 June
	13 August		27 August
09 September <b>Thurs</b> 24 September (**4pm)	10 September		
28 October	22 October	3 September	8 October
	19 November	26 November	
09 December	10 December		3 December

<b>PLANNING APPLICATIONS COMMITTEE 2.00PM (Wednesday)</b>	<b>LOCAL REVIEW BODY 2.30 PM (Wednesday)</b>	<b>AUDIT &amp; SCRUTINY COMMITTEE 2.00PM (Thursday)</b> N.B. Meeting marked with an asterisk (*) will start at 1.00pm on Wednesday.	<b>LICENSING COMMITTEE 10.00 AM (Tuesday)</b>
21 January		22 January	
18 February	18 February	19 February	10 February
18 March			10 March
22 April	22 April	16 April	28 April
20 May			
17 June	17 June	18 June	9 June
5 August	5 August	13 August	4 August
2 September		24 September (*1pm)	8 September
7 October	7 October		20 October
4 November	4 November	19 November	
2 December			8 December

**SUMMARY OF MEETING DATES**

January to December 2026

<b>JOINT CONSULTATIVE COMMITTEE (1<sup>st</sup> TIER) 2.00 PM (Thursday)</b>	<b>INTEGRATION JOINT BOARD 10.00 AM (Wednesday)</b>	<b>INTEGRATION JOINT BOARD PERFORMANCE &amp; AUDIT COMMITTEE (Wednesday)</b>
	28 January	
12 February		
	25 March (11.00am)	25 March (9.30am)
14 May		
	Tuesday 23 June (2.30pm)	Tuesday 23 June (1.00pm)
	12 August	
3 September	23 September (11.00am)	23 September (9.30am)
	18 November (11.00am)	18 November (9.30am)

**75**  
**SUMMARY OF MEETING DATES**

**January to April 2027**

<b>COUNCIL – 5.00pm (Wednesday)</b> N.B. Meeting marked with an asterisk (*) will start at 10.00am. Meeting marked with a double asterisk (**) will start at 4pm on Thursday	<b>CABINET – 10.00am (Thursday)</b>	<b>CABINET (Police and Fire) – 10.00am (Thursday)</b>	<b>EDUCATION COMMITTEE – 10.00am (Thursday)</b>
24 February (*10am)	4 February	21 January	18 February
	25 March		
21 April	22 April		1 April
Additional meeting if required to be arranged prior to Scottish Local Government Elections.			

<b>PLANNING APPLICATIONS COMMITTEE 2.00PM (Wednesday)</b>	<b>LOCAL REVIEW BODY 2.30 PM (Wednesday)</b>	<b>AUDIT &amp; SCRUTINY COMMITTEE 2.00PM (Thursday)</b> N.B. Meeting marked with an asterisk (*) will start at 1.00pm on Wednesday.	<b>LICENSING COMMITTEE 10.00 AM (Tuesday)</b>
20 January			
17 February	17 February	21 January	9 February
17 March			
21 April	21 April	18 February	9 March
		25 March	

<b>JOINT CONSULTATIVE COMMITTEE (1<sup>st</sup> TIER) 2.00 PM (Thursday)</b>	<b>INTEGRATION JOINT BOARD 10.00 AM (Wednesday)</b>	<b>INTEGRATION JOINT BOARD PERFORMANCE &amp; AUDIT COMMITTEE (Wednesday)</b>
	27 January	
11 February		
	24 March (11.00am)	24 March (9.30am)

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EAST RENFREWSHIRE COUNCIL10 September 2025Report by Director of Business Operations & PartnershipsMINISTRY OF DEFENCE EMPLOYER RECOGNITION SCHEME**PURPOSE OF REPORT**

1. To advise the Council on the success of gaining Gold accreditation from the Ministry of Defence (MoD) Employer Recognition Scheme (ERS) and of the ongoing work being carried out in support of serving personnel and veterans

**RECOMMENDATIONS**

2. It is recommended that Council:
  - a. recognises the achievement of gaining the Ministry of Defence (MoD) Employer Recognition Scheme (ERS) Gold award; and
  - b. note the continuing work of the Council, HSCP and East Renfrewshire Culture and Leisure in support of serving personnel and veterans.

**BACKGROUND**

3. At the Council meeting on 23 October 2024, it was reported that the Council and HSCP had started working towards the ERS Gold award, in addition to the work we already do to support serving personnel, regulars and reserve, veterans, their partners and dependent children in East Renfrewshire.

4. The Council continues to support the Armed Forces Covenant Duty which contains the following legal obligation:

When a specified body exercises a relevant function, it must have due regard to:

- a. the unique obligations of, and sacrifices made by, the armed forces;
- b. the principle that it is desirable to remove disadvantages arising for service people from membership, or former membership, of the armed forces; and,
- c. the principle that special provision for service people may be justified by the effects on such people of membership, or former membership, in the armed forces.

5. East Renfrewshire Council also continues to support the Community Covenant with the Armed Forces and Voluntary Action East Renfrewshire to build on the good relations between the Armed Forces Community and its partner organisations. This is a voluntary statement of mutual support that recognises and remembers the sacrifices made by members of the community, including those currently serving as well as their families.

## **REPORT**

6. The Defence Employer Recognition Scheme (ERS) encourages employers to support the armed forces and acknowledges employers that provide exceptional support to the Armed Forces community and Defence by going above and beyond their Covenant pledges. The scheme encompasses Bronze, Silver, and Gold awards for employer organisations that pledge, demonstrate, and advocate support for defence and the armed forces community, and align their values with the Armed Forces Covenant.

7. The Armed Forces Oversight Group, comprising of representatives from Housing, Education, Money Advice and Rights Team (MART), Employability Team (WorkEastRen), HSCP, HR, and East Renfrewshire Culture and Leisure Trust (ERCLT), have monitored progress at quarterly meetings towards achieving the Gold award.

8. On Monday 21 July 2025 it was announced that East Renfrewshire Council had been successful in achieving the MoD Employer Recognition Scheme Gold Award. This prestigious accolade is the highest badge of honour available to organisations that employ and support Reservists, service leavers, Cadet Force Adult Volunteers and their families.

9. This achievement has been recognised by the Lord-Lieutenant, Colonel Peter T McCarthy, who has written to the Chief Executive offering his congratulations on this thoroughly well-deserved achievement to everyone at East Renfrewshire Council involved in this success.

10. The Armed Forces Oversight Group, will continue to meet quarterly to maintain this standard. The Armed Forces' Champion, Councillor Campbell, will attend twice a year and keep elected members and the local MSPs and MP apprised of any issues affecting the armed forces community.

11. The Council continues to work alongside ERCLT to provide the Health for Heroes programme, which allows free fitness membership and support to veterans whose mental health is improved by physical activity. Also the Veterans' Breakfast Club, financially supported by the British Royal Legion, held each quarter in Barrhead Foundry, continues to be supported. Feedback from veterans continues to be positive.

12. The Council, via East Renfrewshire's Health and Social Care Partnership, continues to work with Greater Glasgow and Clyde Health Board to improve health outcomes and healthcare experiences for members of the Armed Forces Community in East Renfrewshire and across the region.

13. Work also continues with individual service personnel and their families, signposting to other services, advocating on their behalf, and offering bespoke assistance to return to civilian life.

## **CONCLUSION**

14. The Council, HSCP and ERCLT continue to support serving personnel, regulars and reserve, veterans, their partners and dependent children in the area and have developed this support further by gaining the Ministry of Defence (MoD) Employer Recognition Scheme (ERS) Gold award.

**RECOMMENDATIONS**

15. It is recommended that Council:

- a. recognises the achievement of gaining the Ministry of Defence (MoD) Employer Recognition Scheme (ERS) Gold award; and
- b. note the continuing work of the Council, HSCP and East Renfrewshire Culture and Leisure in support of serving personnel and veterans

**LOUISE PRINGLE**

**DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS**

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Sharon Dick, Head of HR & Corporate Services

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Carolynne McKendry, Active Health & Wellbeing Development Manager, ERCLT

Jane Duncan, Veterans' Support Officer

**BACKGROUND PAPERS**

East Renfrewshire Council, Council Paper, 24 October 2024, Report by Direct of Business Operations and Partnerships, Nomination of a Veterans' Champion

East Renfrewshire Council Cabinet Paper 1 October 2015, Report by Chief Officer HSCP and Deputy Chief Executive, Veterans Support Advisors Role.

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