

Gourock Town Centre Regeneration Forum (GTCRF)

Minute of Meeting

Held Friday 30 August 2024 at 10.30am by hybrid format, within the Municipal Buildings Boardroom 1 and via Webex Videoconferencing.

ATTENDING

Cllr L Quinn (Chair)	Inverclyde Council - Ward 5
Cllr M McCluskey	Inverclyde Council - Ward 5
Cllr S Reynolds	Inverclyde Council - Ward 5
J Farrar	Ironside Farrar - Managing Director
G Canata	Trader Representative The Whisky Room & Gourock Community Council
A King	Gourock Community Council Representative
E McKelvie	Inverclyde Heritage Network - Trustee
R Toma	Trader Representative - Café Continental
H McKenzie	Inverclyde Tourist Group
R Braddick	Inverclyde Council - Service Manager, Corporate Policy, Performance and Communications
E Dickie	Inverclyde Council - Team Leader, Communications and Tourism
J Horn	Inverclyde Council - Physical Regeneration Manager
A Johnston	Inverclyde Council - Business Development Officer, Town Centres
E Montgomery	Inverclyde Council – Head of Physical Assets
G Smith	Inverclyde Council - Capital & Assets Principal Accountant
AM Bagstad (Minute)	Inverclyde Council - Committee Officer

1.0 Welcome, Apologies and Declarations of Interests

1.1 LQ welcomed everyone to the meeting; with a warm welcome to new members, A King, E McKelvie and H McKenzie. Everyone introduced themselves.

Cllr Quinn, Cllr McCluskey, R Toma, H McKenzie and AM Bagstad present, all other attendees accessed the meeting remotely.

1.2 Apologies received from E Baird (J Horn substituting), H Kuboyama, G Leitch (E Montgomery substituting), N McIlvanney (J Horn substituting), A Warwick and JA Wilson (G Smith substituting).

1.3 There were no declarations intimated.

2.0 Approval of Minute and Matters Arising

2.1 A Minute from the meeting held the 26 April 2024, were disseminated prior to the meeting and unanimously approved.

2.2 Matters arising covered under meeting Agenda.

3.0 Town Centre Action/Master Plan

- 3.1 **Word of thanks** - Officers thanked everyone for coming along to the consultation event on 6th June 2024 and to those who participated online. The proposal is to align the current Forum budget to progress projects identified under the Action Plan.

It was noted the aim of the TC action plan is to be aspirational, but also achievable. Officers cautioned that all current and future funding streams are being reviewed by both the Scottish and UK Governments, therefore current and future funding streams a very uncertain.

- 3.2 **Presentation** - JF thanked everyone again for attending the walkaround and consultation events, both physically and virtually. JF then provided a feedback presentation on the outcomes of the Action Plan, consultation events ([Appendix 1](#)).

- 3.3 **Next Steps** - It was noted that the Draft Action Plan will be concluded by early September. Council adoption will be sought at the next Environment and Regeneration (E&R) Committee on 31 October 2024, with anticipated implementation in early 2025.

- 3.4 **Final Draft** - It was decided that the Final Draft will be sent to all Forum members before being submitted to the E&R Committee in October 2024.

- 3.5 **Signage Project Proposal** - Officers highlighted that from the Consultations, signage was a low scoring proposal, however, Officers are aware that signage is high on the agenda of the Forum, and it was suggested that a smaller working group is set-up to take the signage project forward.

3.6 Questions

- a) It was asked if the Action Plan will provide recommendations of were to access funding, especially in the current funding landscape.

It was advised that Consultants and IC Officers are meeting next week to consider the current funding picture for all three Town Centre Action Plans. This will also depend on Council budget setting. There will be a section in the report on external funding, however, as advised previously, most funding sources are currently in a state of flux.

- b) It was asked how Officers and Consultants plan to balance the funding priorities for all three Town Centres.

It was advised that this will be a topic of discussion with IC Officers next week.

IC Officers advised that no Town Centre will take precedence over another and that from the type of projects identified for each TC, there may not be competing demands on the various possible funding streams. Officers will be giving great consideration to this over the next week.

- c) It was asked if there was a need for a study to progress with the 3rd priority project 'Waverley Paddle Steamer Gourock Stop – Investigative Study' or could this be a quick fix with liaising with Caledonian Maritime Assets Ltd (CMAL), to ask them to reduce their high berthing fees.

JF advised they tried to identify another berthing point close to the TC, however, there is no water depth to accommodate the Waverly. He added that the small

study they suggested would be for all parties (Waverly, CMAL, IC Officers and Elected Members) to have a discussion, seeking a special agreement for Gourock and the Waverly.

- d) It was highlighted that Gourock is within a Conservation Area and asked if there would be any reference made within the Action Plan, to any current or future Conservation funding streams.

JF advised that Historic Environment Scotland had a series of funding streams, such as Conservation Area Regeneration Scheme (CARS), which are currently not available and there is no obvious route of funding for Conservation Areas at the moment.

JF added the key is to align the projects to the funder. It was noted that the identified projects for Gourock are modest in scale, compared to other TCs' larger projects.

JH added that the purpose of all the TC Action Plans is to make sure that they are prepared to bid for funding when it becomes available.

- e) Chair noted that although projects have been identified and prioritised, the priorities may change, based on the funding that becomes available.

Having an Action Plan in place assists with identifying and bidding for funding and therefore, the plan will require frequent reviews.

The Chair advised that Greenock West Cardwell Bay Community Council (GWCBCC) also have additional funds that were secured for signage, and agreed that the signage project could be a quick fix, due to current available funding.

- f) It was asked if there are plans to encourage private investment with a view to securing community benefits towards any Action Plan Projects.

Officers advised they would greatly welcome private investment and any investments/funding that is available to other groups, they would be supportive of this.

- g) It was also noted that CMAL had previously looked at a project to alter and reposition the Gourock Linkspan, and it was suggested the return of the Waverly discussions should be included with this project.

Decided:-

- **Final Draft Action Plan to be distributed to all Forum Members.**
- **Signage working group to be set-up, to take the signage project forward.**
- **Waverly, CMAL, IC Officers and Elected Members to consider joint discussions seeking a special agreement for Gourock and the return of the Waverly.**
- **Possible Linkspan project to include consideration for Waverly berthing.**

4.0 Inverclyde Council (IC) Project Updates

4.1 REPORT UPDATES

A Report was distributed prior to the meeting with updates on the following projects:-

a) Gourock Boating Tragedy

- SR provided a brief background on why the Boating Tragedy memorial was requested. It was noted the memorial and installation is near to completion.

It was further noted the memorial requesters and the Rev. Burt, are working together to organise a memorial ceremony, which is taking place on Wednesday 18 September 2024, at 11am, within Chapel Street Cemetery, Gourock.

- The Chair stated she is grateful to the Rev. Burt for his help, adding that at the time of the tragedy, the good people of Gourock helped with the rescue efforts and paid for those lost, to be buried in Chapel Street Cemetery. Therefore, this will also be a tribute to the kind and compassionate people of Gourock.
- The Chair asked the Inverclyde Tourist Group (ITG) and the Heritage Network (HN) if they would like to be involved with the Memorial Ceremony. ITG advised they could spread the word and having a memorial is a good idea. The HN advised this is a very interesting story that could be added to their website. It was requested and agreed that Cllr Reynolds would send an email with more background information on the tragedy.
- The Chair requested AMB to send a Memorial Ceremony invite to all Forum members.

Decided:-

- **Rev. Burt and Memorial requesters organising Memorial Ceremony.**
- **SR to send background information of the tragedy to EMcK (HN).**
- **AMB to send invite to the memorial ceremony to all forum members.**

b) Active Travel

- EM stated there was nothing to add to the update in the report.
- However, it was cautioned that some of these projects may be linked to funding streams that are under review.
- SR asked to receive up-to-date information on Active Travel, as she is IC's Active Travel Champion.
- It was advised that all elected members will be sent the proposed Active Travel route Drawings. Officers added, that due to tight timescales and uncertainties around funding, it is not anticipated that any significant changes will be made. Minor changes may be considered.

Decided:-

- **Roads Services to send Active Travel Route drawings to all IC Elected members in due course.**

c) Pier Head Kiosk

- Further to the report, it was advised that works have recommenced and scheduled to be completed by the end of September 2024
- Once works are completed IC Officers will look at how the space will be utilised going forward.

Decided:-

- **IC Officers to identify future use for Kiosk.**

d) Railing Repairs Gourock Pool

- Further to the report update EM advised that works are expected to continue for another 4 to 6 weeks, and thereafter, Officers will look at the resurfacing requirements.
- It was noted that engineers have assessed the Cove Road area and due to excessive erosion, they identified a requirement for three different types of repairs. The project is being actively progressed by officers; however, it is difficult to estimate a completion date.
- It was noted the wider promenade railing works will undergo regular inspection and repairs when required, as they will deteriorate over time.
- AK highlighted that the repair works behind the viewpoint/mound, at the station, have been outstanding for over a year and other sections are now also broken. The orange barriers put in place, are unsightly and make the waterfront look like a building site.
- SR also highlighted a couple of broken railings at the Gourock Yacht Club.

EM took both items as actions and will ask the maintenance team to assess both areas. EM cautioned that some sections of railings may not be under IC ownership but will report back on this.

Decided:-

- **Viewpoint and Gourock Yacht Club railings to be assessed for possible repairs and identified if under Council ownership or otherwise.**

e) Gourock Park Garden Growing Space

- Further to the report update, it was noted the project has been extremely successful, evidencing how such good work can be achieved within a short space; as well as provide opportunities for community involvement and learning. The schools have been extensively involved and there is free veg available for anyone wishing to visit and pick some up.

4.2 VERBAL UPDATES

a) Granny Kempock Stone

- A structural Inspection report was submitted prior to the meeting, but not circulated. ([Appendix 2](#))
- For the benefit of new Forum members, the Chair provided a background update as follows:-

A member of the community was concerned that the land the stone sits on was sliding/subsiding and that the stone would move and get damaged. It was noted the Stone, and its heritage is significant to the town and the public would like to identify who owns and is responsible for maintaining the stone.

- It was advised Darroch Estates own the land, but due to the age of the Stone, it is difficult to identify who owns the Stone.

b) Proposed Sale of Land (front of Station)

- It was advised the land is still under Network Rail ownership, who are currently going through their internal governance procedure for releasing the land. Officers are liaising with Network Rail until the process is concluded and will proceed to committee for approval thereafter.

5.0 Aspirational Projects

5.1. Gourock Park Pets Corner

- It was noted the previous aspirations for the Park were not affordable. Therefore, IC's Technical Services Officers visited the site and engaged with staff to identify new fit for purpose options; being cognisant of current budget pressures. Once designs and cost are complete, this will be reported back to the Forum. It was highlighted that the project will need to be prioritised under the service delivery programme.
- It was asked if the previous Environmental Open Spaces Asset Management Programme (OSAMP) funding, was still available.
- Officers advised the previous budget was part of an annually allocated budget, however, they will liaise with Environmental Officers to identify if there is any available funding they could utilise.
- The Chair highlighted there is a large community interest in retaining the Pets Corner. Community funds have been raised and contributed frequently to the maintenance and the running of the corner. A plan of the works will help to focus future fund raising efforts as well as possible private investment; with the possibility/option of a community group taking over the running of the corner in the future.

Decided:-

- **Officers to bring back new fit for purpose designs and costs.**
- **Officers to liaise with Environmental Officers for possible OSAMP funding contribution.**
- **Possibility of future community ownership/management of Pets Corner.**

6.0 Any Other Competent Business (AOCB)

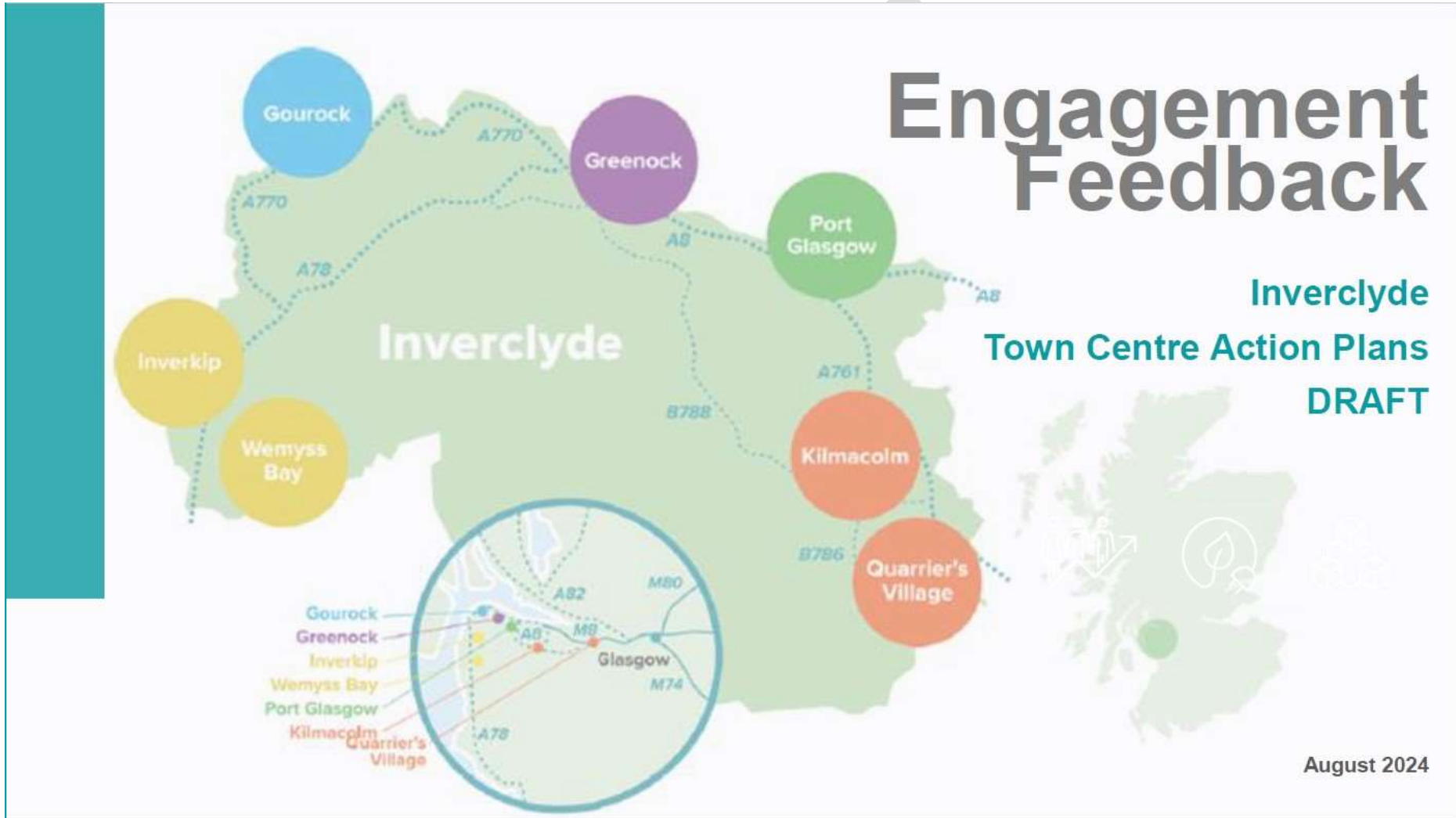
6.1 There was no further business discussed.

7.0 Date of Next Meeting

Friday 1st November 2024, at 10am, by Hybrid format (Boardroom 1, via Webex Videoconferencing).

Chair Signature Date

APPENDIX 1

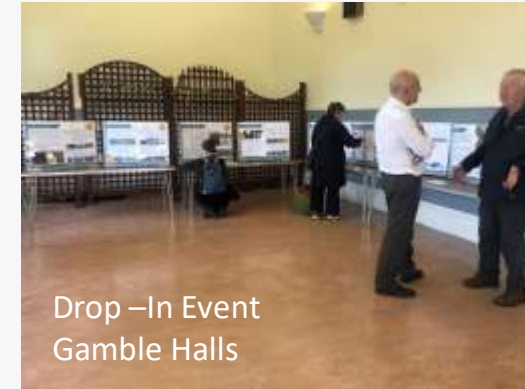


Classification- No Classification

Gourock Town Centre Action Plan

Consultation & Engagement

- Gourock Town Centre Forum- Briefing/Meetings
- Inverclyde Place Team - Meetings Officers
- Previous Consultations & Engagement & Area Socio-Economic Baseline / Locality Plan
- TCRF Site Walkaround
- Public Drop-In Event
 - Comment Feedback Forms
 - Post-It notes
- On-line Engagement
- On-line Survey



Classification- No Classification

Gourock Town Centre Action Plan

Key Comments

- **Invest in place and town centre** - Gourock has many strong attributes on which to build and has a scale, quality that attracts visitors and retains a strong local catchment.
- **Be inclusive**- provide for all demographics- young people, aging population and disability access.
- **Build on community**- encourage or support markets / car boot sales, experiences, enable small events
- **Enhance waterfront / promenade**- Improve access to the waterfront and provide Clyde Coast attractions- Gourock Outdoor Pool / Access / Marine Leisure / greenspace at Kempock Point.
- **Improve first impressions**- Shore Street as gateway to the town. Deep Clean. Street Clutter

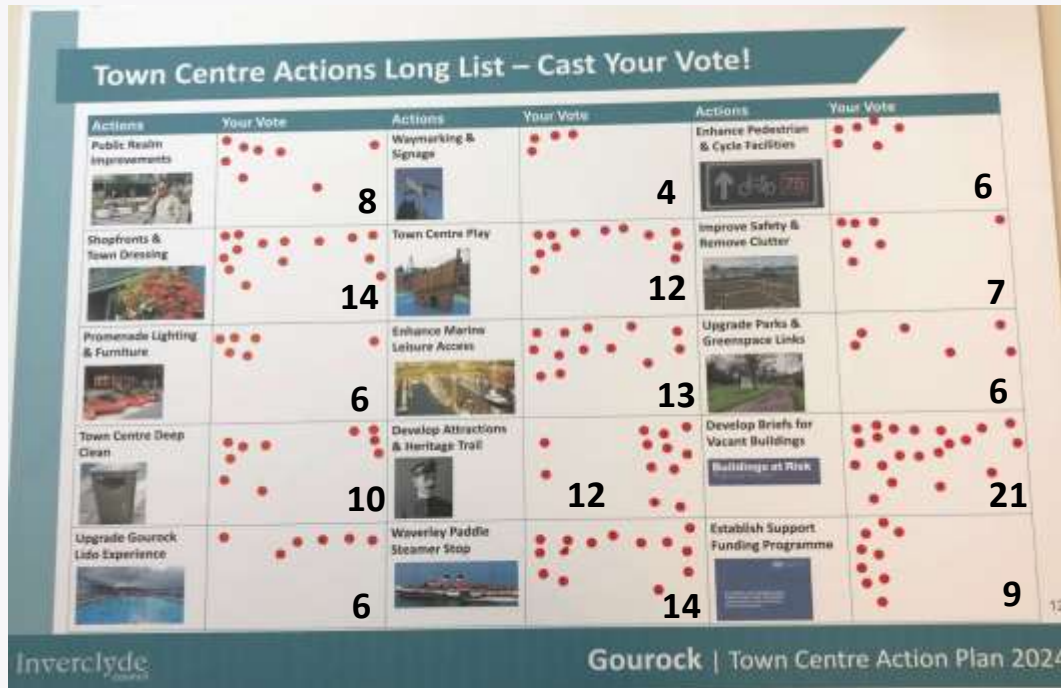


50 attendees to Event

Classification- No Classification

Gourock Town Centre Action Plan

In Person Votes: 50 Attended / 148 Votes / 13 Comment Forms



TopActions Ranked in Order – In Person

1	Develop Briefs for Vacant Buildings	21
2	Shopfront Improvements & Town Dressing	14
3	Waverley Paddle Steamer Study	14
4	Enhance Marine Leisure Access	13
5	Develop Local Attractions & Heritage Trail	12
6	Town Centre Play	12
7	Town Centre Deep Clean	10
8	Establish Funding Support Programme	9
9	Public Realm Improvements	8
10	Improve Safety & Remove Clutter	7
11	Enhance Pedestrian & Cycle Facilities	6
12	Promenade Lighting & Street Furniture	6
13	Upgrade Parks & Greenspace Links	6
14	Upgrade Gourock Lido Experience	6
15	Waymarking & Signage	4

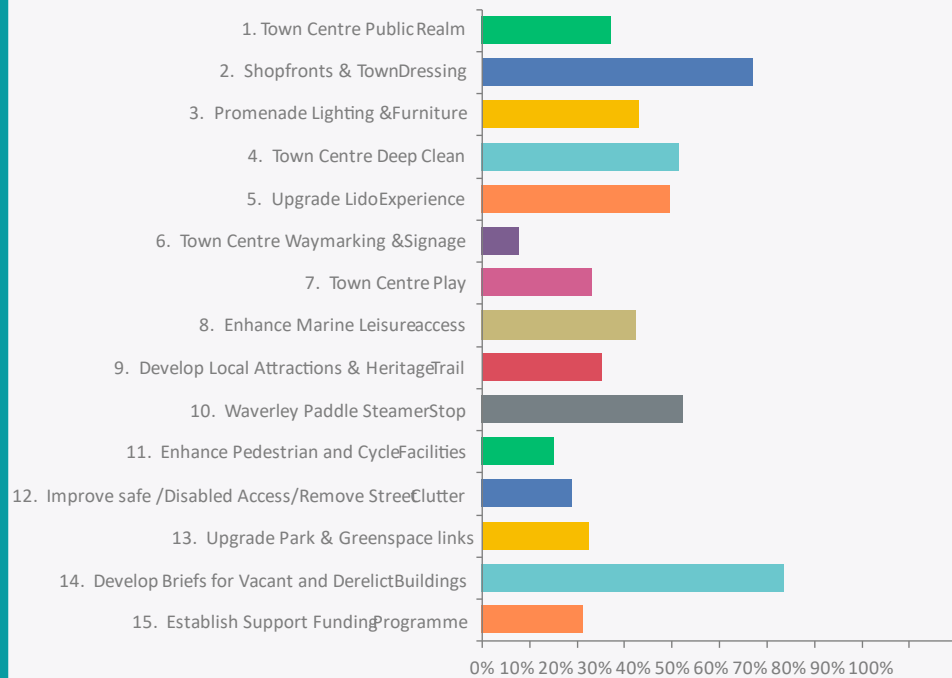
Classification - No Classification

Gourock Town Centre Action Plan

Online: 425 Viewed Site / 154 Comment Feedback form Responses

Q2: Please choose your Top 5 Priority Actions (Boards 5-11):

- Answered: 151 Skipped: 3



ANSWER CHOICES	RESPONSES
1. Town Centre Public Realm	27.15% 41
2. Shopfronts & Town Dressing	56.95% 86
3. Promenade Lighting & Furniture	33.11% 50
4. Town Centre Deep Clean	41.72% 63
5. Upgrade Lido Experience	39.74% 60
6. Town Centre Waymarking & Signage	7.95% 12
7. Town Centre Play	23.18% 35
8. Enhance Marine Leisure access	32.45% 49
9. Develop Local Attractions & Heritage Trail	25.17% 38
10. Waverley Paddle Steamer Stop	42.38% 64
11. Enhance Pedestrian and Cycle Facilities	15.23% 23
12. Improve safe / Disabled Access / Remove Street Clutter	19.21% 29
13. Upgrade Park & Greenspace links	22.52% 34
14. Develop Briefs for Vacant and Derelict Buildings	63.58% 96
15. Establish Support Funding Programme	21.19% 32
TOTAL	712

Classification- No Classification

Gourock Town Centre Action Plan

	Proposal	In-person display board 'votes' (from circa 50No.)	Top 5 priority projects (from 151No. on-line responses)	Total votes	Ranked in Order
1	Town Centre Public Realm	8	41	49	9
2	Shopfront Improvement & Town Dressing	14	86	100	2
3	Promenade Lighting & Furniture	6	50	56	7
4	Town Centre Deep Clean	10	63	73	4
5	Upgrade Lido Experience	6	60	66	5
6	Town Centre Waymarking & Signage	4	12	16	15
7	Town Centre Play	12	35	47	10
8	Enhance Marine Leisure access	13	49	62	6
9	Develop Local Attractions & Heritage Trail	12	38	50	8
10	Waverley Paddle Steamer Stop - Study	14	64	78	3
11	Enhance Pedestrian and Cycle Facilities	6	23	29	14
12	Improve safe /Disabled Access/Remove Street Clutter	7	29	36	13
13	Upgrade Park & Greenspace Links	6	34	40	12
14	Develop Briefs for Vacant and Derelict Buildings	21	96	117	1
15	Establish Support Funding Programme	9	32	41	11

	Proposals Ranked in Order	Total votes
1	Develop Briefs for Vacant and Derelict Buildings	117
2	Shopfront Improvements & Town Dressing	100
3	Waverley Paddle Steamer Gourock Stop – Investigative Study	78
4	Town Centre Deep Clean	73
5	Upgrade Gourock Lido Experience	66
6	Enhance Marine Leisure Access	62
7	Promenade Lighting & Furniture	56
8	Develop Local Attractions & Heritage Trail	50
9	Town Centre Public Realm Improvements	49
10	Town Centre Play	47
11	Establish Funding Support Programme for Vacant & Derelict Buildings	41
12	Upgrade Parks & Greenspace Links	40
13	Improve Safety/Disabled Access/Remove Street Clutter	36
14	Enhance Pedestrian & Cycle Facilities	29
15	Waymarking & Signage	16

Classification- No Classification

Gourock Town Centre Action Plan

Developing the Action Plan

- **Setting Action Plan around:**
 - Local Priorities & Needs
 - Project fit with Wider Programmes / Investment
 - Fundability / Affordability
 - Good Value / Inclusive Benefits
 - Deliverability / Implementability
- **Developing Projects**
Short – Medium Longer Term Long Projects
- **Setting Out a Programme of Investment**
 - Changing Funding Environment / Change to Levelling-Up
 - Realistic Programme & Opportunity to Leverage Funding
 - Clear Early Wins



Classification- No Classification

Gourock Town Centre Action Plan

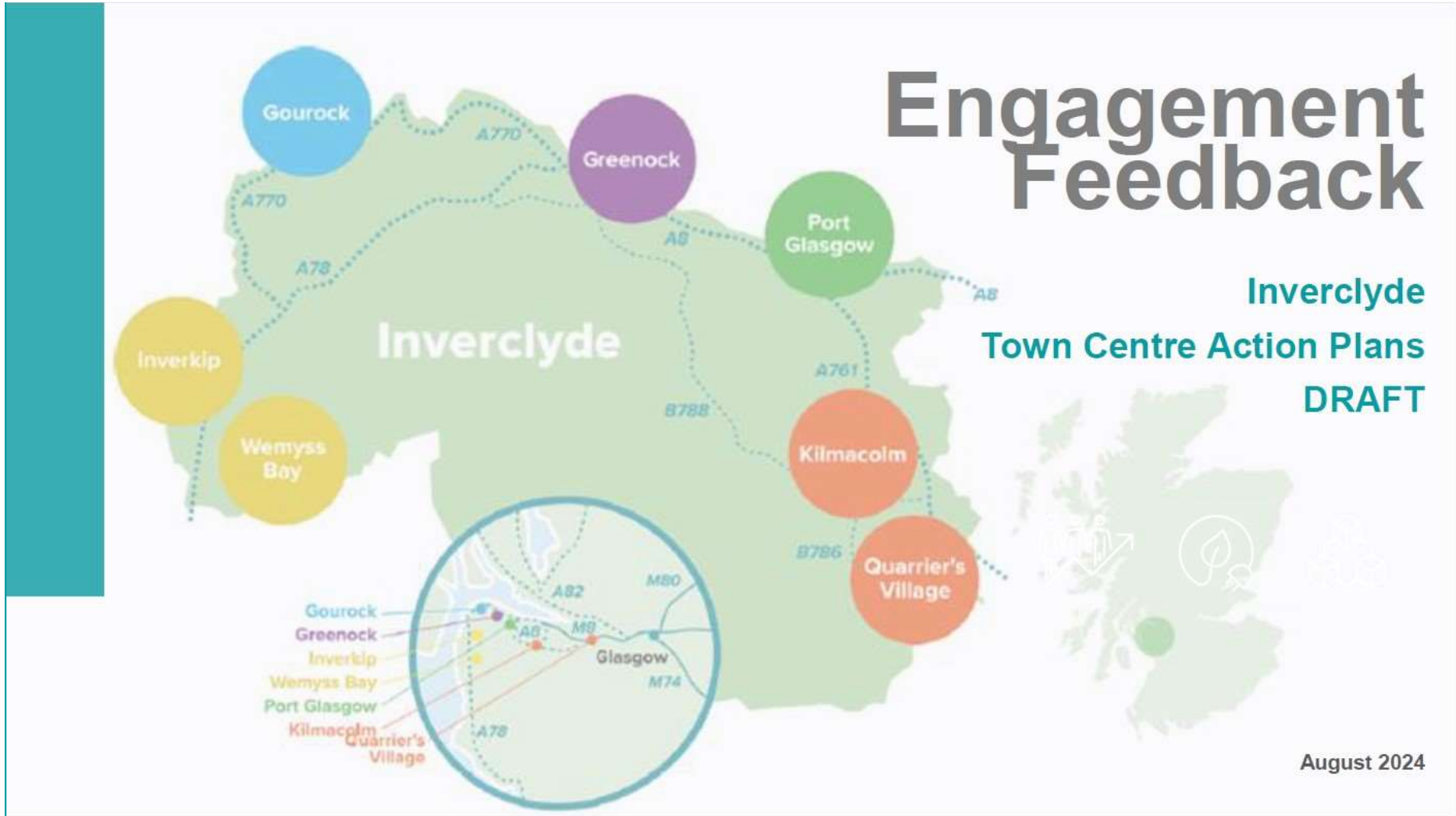
Next Steps

- **Drafting Action Plan:**
 - Draft Issue end Next Week 2024
 - Confirmation of Scope / Meets Brief
 - Final Drafting / Project Review
 - Meeting / Presentation of Drafts to TCRF Chairs
 - Report Completion

- **Draft Action Plan to Inverclyde Council**
 - Completed Reports 4th October
 - Submission to E&R Committee 31st October
 - Council Adoption

- **Develop Programme for Early Win' Projects**
 - Implement Early Wins 2025





Classification - No Classification

Gourock Town Centre Action Plan

Short, Medium & Long Term Actions

Short Term 1-5 Years

1. Develop Briefs for Vacant Buildings
2. Shopfronts & Town Dressing Town
3. Waverly Paddle Steamer Study
4. Upgrade Gourock Lido Experience
5. Town Centre Deep Clean

Medium Term 3-8 Years

6. Town Centre Spaces
7. Safer Streets, Street Furniture & Signage
8. Town Centre Play
9. Gourock Heritage Trail

Long Term 9+ Years

10. Marine Facilities
11. Kempock Street Pavement Widening
12. Darroch Park Upgrade

Project - Draft Illustrative Programme	2025	2026	2027	2028	2029	2030	2031	2032	2033+
Short Term Actions									
1. Develop Briefs for Vacant Buildings / Sites	█	█	█	█	█				
2. Shopfronts & Town Dressing	█	█	█	█	█				
3. Waverley Paddle Steamer Gourock Stop - Study		█							
4. Upgrade Gourock Lido Experience	█	█	█	█	█				
5. Town Centre Deep Clean	█								
Medium Term Actions									
6. Town Centre Spaces			█	█	█	█	█	█	
7. Safer Streets, Street Furniture & Signage				█	█	█	█	█	
8. Town Centre Play			█	█	█	█	█		
9. Gourock Heritage Trail					█	█	█		
Long Term Actions									
10. Marine Facilities									█
11. Kempock Street Pavement Widening									█
12. Darroch Park Upgrade									█

APPENDIX 2



Property Officer
Environment and regeneration
Inverclyde Council
107 Dalrymple Street
Greenock
PA15 1HU

19 July 2024

24-5500

24-5500 - Structural Inspection of Granny Kempock Stone, Gourock

Dear Sir,

Further to your recent request, we confirm visiting the site on Thursday 18th July 2024. The purpose of the visit was to inspect and comment on the condition of the Granny Kempock Stone, due to reports of possible subsidence.

The Granny Kempock Stone is situated on a cliff off behind Kempock Street Gourock looking over the local shopping area. The standing stone is of historical significance to the local area with residential areas built around the stones location with access given via both Kempock Street and Castle Gardens at. A plaque describing the stones history has dated the stone as 2000 B.C although the exact age of the stone could not be confirmed.

The stone is situated a top a cliff, the cliff face was rock/stone with cuts within its face visible which suggest the area may have previously formed a quarry. The stone showed no sign of subsidence or lateral movement, with the ground around the stone showed no sign of recent disturbance. The stone was surrounded by a steel fence embedded into a masonry/concrete kerb around the perimeter of the site, the kerb was rendered over which shows signs of weathering with bossing visible.

We can confirm from our visual inspection on site, we are satisfied that the Granny Kempock Stone has not suffered from any recent movement which would suggest subsidence has occurred, with the standing stone being built of a rock formation and no disturbance of the surrounding ground which would suggest any lateral movement or upheaval. We would note as above, the perimeter kerb was showing signs of deterioration. This was deemed to be an aesthetic issue only, with cosmetic repairs to be carried out as deemed necessary by the local authority responsible for the stones upkeep.

We trust the above summary of comments meet with your requirements on this matter, however, should you wish to discuss any aspect further please do not hesitate to contact us.

Kind Regards,



Senior Structural Engineer

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