

# Greenock Town Centre Regeneration Forum (GTCRF)

## Minute of Meeting

**Held Wednesday 28 August 2024 at 1pm by hybrid format within the Municipal Buildings Customer Services Meeting Room 4 (CSC MR4) and via Microsoft Teams Videoconferencing.**

### ATTENDING

Cllr J Clocherty (Chair)	Inverclyde Council - Ward 4
Cllr F Brennan	Inverclyde Council - Ward 4
Cllr P Armstrong	Inverclyde Council - Ward 3
Cllr J Crowther	Inverclyde Council - Ward 7
C Fleming	Inverclyde Tourist Group (ITG) - Chair
Insp. P Thompson	Police Scotland - Inspector Community Policing
J Farrar	Ironside Farrar - Managing Director
C Jewell	Trader Representative – Cradle Care
A Crawley	Greenock Central Residents Action Group
L Cushnaghan	Oak Mall - Manager
S O'Dowling	Oak mall - Duty Manager
C Kincaid	Trader Representative - Spec Savers
S Arkinson	Oak Mall Retail Consultant - Reith Lambert
E Cannon	River Clyde Homes - Senior Housing Manager
S Vernal	River Clyde Homes - Housing Services Manager
N McIlvanney	Inverclyde Council - Head of Service, Regeneration, Planning and Public Protection
E Montgomery	Inverclyde Council - Head of Physical Assets
E Baird	Inverclyde Council - Regeneration Manager
R Braddick	Inverclyde Council - Service Manager, Corporate Policy, Performance and Communications
S Christie	Inverclyde Council - Cultural Services Manager
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
M McNab	Inverclyde Council - Service Manager, Public Protection
M Thomson	Inverclyde Council - Environment & Technical Finance Manager
S Walker	Service Manager (Roads)
AM Bagstad (Minute)	Inverclyde Council - Committee Officer

### 1.0 **Welcome, Apologies and Declarations of Interests**

1.1 Cllr Clocherty welcomed everyone to the meeting.

Cllr Clocherty, Cllr Brenan and AM Bagstad present, all other attendees accessed the meeting remotely.

1.2 Apologies received from R Ahlfeld, Cllr G Brooks (Jury Duty), C Elliott, H Kuboyama, G Leitch (S Walker substituting), Cllr T McVey, I Moffat, R Orr, Cllr E Robertson, JA Wilson (M Thomson substituting) and Cllr N McGuire.

1.3 There were no declarations intimated.

### 2.0 **Approval of Minute and Matters Arising**

2.1 A draft Minute from the meeting held 15 May 2024 were distributed prior to the meeting and unanimously approved.

2.2 Matters arising covered under today's Agenda.

### **3.0 Police Scotland Update**

3.1 It was noted the biggest TC issues for officers are shop lifting incidents, which, are not being reported timeously. Officers have been working with Shop owners/operators to express the importance of reporting all shop lifting incidents as they happen, this will enable officers to deal with the matter timeously.

3.2 It was advised the Radio Link initiative is an aid to officers for receiving reports of crime, however, crime reporting is still being reported to the Oakmall, rather than to Officers. A reiterated request was made to all traders, to report all incidents timeously to the police, by making better use of the Radio Link system.

3.3 It was advised that there is an abundance of information via the following three links provided prior to every meeting:-

- [Crime - Link to Police Crime Data](#)
- [Stop and Search - Link to Police Stop and Search Data](#)
- [Road Traffic - Link to Police Road Traffic Data](#)

### **4.0 Greenock TCRF Budget Update**

4.1 A budget snapshot as of August 2024, was disseminated prior to the meeting.

4.2 It was noted that the completed projects have been consolidated into one entry with a total spend, to date, of £769k. The Jamaica street carpark project is now complete with a total spend of £308.5k; this will also be consolidated into the completed projects for next period.

4.3 It was advised the West Blackhall Street (WBHS) project is showing a budget of £4.8m, however, the total cost of the project is expected to be £6.1m.

4.4 The report highlighted there is £143.6k of unallocated TCRF funding available.

4.5 It was noted the West Stewart Street underpasses were upgraded in 2022, with funding donated by Riverside Inverclyde. However, in October 2023, the underpass was set on fire and the damage has been estimated at £30k. ([Appendix 2](#))

The Chair requested that if there is no other IC or Shared Prosperity Fund, funding streams available, would the Forum members be willing to pay for repair works from the available Forum's unallocated funding.

4.6 A conversation took place asking the following:-

- Rectify the current damage with like for like works;
- Consideration be given to linking underpass with Magic Torch works carried out in other underpasses;
- Ensure there is consistency with branding under the Discover Inverclyde Strategy and;
- Consideration be given to installation of CCTV coverage to deter future vandalism.

4.7 All Forum members unanimously agreed that if there are no alternative funds available, the project lead has been authorised to seek the Environment and Regeneration Committee's approval, to utilise the Forum's unallocated funds for this project, taking into consideration the above requests.

**Decided:-**

- **IC's Physical regeneration manager to liaise with other Council Services to confirm if there are currently IC or Shared prosperity funding in place for repairs.**
- **IC's Physical regeneration manager to seek IC's Environment and regeneration Committee's authorisation for utilising Forum funds for this project.**
- **IC's Physical regeneration manager to liaise with other Council Services on best cost effective strategy, comparing like for like repair or changing whole underpass with consideration given to Discover Inverclyde Branding strategy and Magic Torch works.**
- **IC's Service Manager for Public Protection to carry out an impact assessment, for the installation of CCTV at the underpass, and liaise with project lead on project costs, to measure cost justification against privacy requirements.**

## **5.0 Inverclyde Council (IC) Project Updates**

### **5.1 REPORT UPDATES**

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

a) Custom House Square Phase 1

b) West Blackhall Street (WBHS)

b1) An Oakmall representative asked if the land directly outside the Oakmall could be included in the WBHS project. It was advised that the scope of works have already been defined within the current budget and would therefore be unable to add this additional land to the WBHS project.

b2) It was noted the 2<sup>nd</sup> Phase works are progressing and although the works have been extensive and created a degree of upheaval for residents and traders, the works are a significant improvement for the TC and thanks should be given to all those Officers involved.

b3) It was noted that at the 15 May 2024 meeting, that IC Roads Officer advised they would remove a couple of parking bays from Dalrymple St. (outside Tesco), to alleviate congestion when turning into Westburn Street and the bays are still there.

It was agreed this would be passed to Road Services to action.

**Decided:-**

- **Roads Officers to remove several bays on Dalrymple Street, to alleviate congestion when drivers are waiting to turn into Westburn Street.**

c) Jamaica Street Carpark

d) WI-FI Project

**5.2 VERBAL UPDATES**

a) Greenock TC Action Plans

Officers thanked everyone for coming along to the consultation and walkaround events in June 2024 and all those who took the time to engage physically or virtually.

Officers highlighted the recent Scottish and UK Government's decisions to halt/cease current funding and future allocated funding streams; noting that the Action Plan will need to be adapted to reflect this and be realistic with the categorising of projects into short, medium, and long-term considerations.

JF provided a feedback presentation on the outcomes of the Action Plan consultation events (physical and virtual - [Appendix 1](#))

a1) It was asked if there could be another consultation event with traders and WBHS Trader reps, advised they would help to bring together, traders for a meeting.

IC Officers advised that every effort had been made to encourage Traders to take part in all consultation events, and some Traders did attend the walkaround and TC consultations. It was added there will be ongoing opportunities for discussions and future consultations, however, they will have an internal discussion/review of this request and feedback in due course.

a2) It was highlighted the Harbours appeared on the presentation and it was asked if there are plans to develop the pontoon to generate income, rather than it being a cost burden to IC.

JF confirmed a number of comments had been received, suggesting it is used for Marine Leisure; this will be reviewed at the project stage.

a3) It was noted that RCH Officers attended the walkaround consultation events, but further follow-up engagement with several partners will be arranged in due course.

**Decided:-**

- **IC Officers to consider a further trader consultation meeting.**
- **Harbour pontoon to be considered under Action Plan projects.**
- **Follow-up consultation meetings to be arranged with several partnerships in due course.**
- **Town Centre Signage and Unlock Your High Street**  
It was noted that both these items will be added to the projects list in the Action Plan. However, the TC Signage Project is a priority project that requires strategic

consideration in terms of location of signage, avoiding clutter and making sure it is effective and fit for purpose; whilst including the Discover Inverclyde branding strategy.

b) Towns Fund

The following was noted:-

- The Composition of the Board was agreed but MP representation changed due to the recent General Election.
- Investment Plan/Programme submission date is still to be confirmed. However, the Board are working on the Investment Plan/Programme ready to submit when a date is confirmed.
- The Towns Board is a separate entity from IC. IC provides administrative support and is the accountable body for funding.
- All projects and priorities will be decisions of the Board.
- A Board Workshop took place on 12 July 2024.
- Interviews for a Towns Fund Manager are scheduled for mid-September 2024.
- It was noted that themes/ideas generated by the Board link in with the wider Inverclyde Socio-Economic Task Force plans.
- Next Towns Board is scheduled for September 2024.
- Towns Board updates to be a standing item on the Greenock TCRF Agenda.

c) Levelling Up Fund (LUF) Transforming the 'Heart of the Town'

It was noted that a LUF update report was being submitted to the Environment and Regeneration Committee on 29 August 2024 ([Link to Report](#))

- c1) Officers have been working intensely on negotiating the contract structure and agreeing a delivery programme.

The key milestones for the project are as follows:-

- January 2025: Detailed design complete and tender costs submitted to Inverclyde Council
- Spring 2025: Demolition of Oak Mall and Hector McNeill House elements
- Summer 2025: Demolition/Construction A78/A8
- Late Summer 2026: Construction end
- Autumn 2026: Project Completion

Ongoing updates will be provided to the Forum throughout the project.

It was noted the programme was extended to ensure the tender for the demolitions works, took into consideration the full cost and design of the whole programme, to mitigate any impact on costs.

- c2) It was requested that internal and external pictures are taken of Hector McNeil House for historical records.

Officers advised that the Hector McNeil House building artworks, will be retained and either stored within the Council or utilised in the project.

**Decided:-**

- **Hector McNeil House Artworks to be retained or utilised in the LUF project.**
- **Internal and External pictures to be taken, prior to demolition for historical records.**

## 6.0 **Any Other Competent Business (AOCB)**

- 6.1 **Wellpark Cenotaph** - It was highlighted that the number 5 is missing from on the WWII digits 1945 inscription on the cenotaph.

Corp Coms advised they will identify any works required to the Wellpark Cenotaph and have reinstated prior to remembrance day. It was also noted the war memorials across Inverclyde, are all being re-dedicated by ministers during the Remembrance services this November; Wellpark/Greenock is 100 years old this year.

- 6.2 **Bank Street Path's Edgings** - It was highlighted that the pathway edgings have been dislodged on Bank Street leading to the Wellpark.

This was noted by IC's Service Manager (Roads), who will arrange for Officers to carry out an inspection.

- 6.3 **West Stewart Street Underpass Stairs Leading to Kilblain Street** – It was noted that one of the stairs on the right-hand side towards the top of the staircase is loose.

The Service Manager (Roads) will arrange for Officers to carry out an inspection of the staircase.

## 6.4 **River Clyde Homes (RCH)**

- a) **Cathcart Street** - SV provided apologies for property colleagues and advised she would liaise with them to provide a post meeting property update to AMB.

It was noted that a multiagency meeting has been scheduled for Thursday 12 September 2024, at 11am. Representatives from IC, RCH, Elected Ward members and RCH contractors; have been invited along to provide support and develop ideas on how to tackle the wider social and environmental issues within Cathcart Street.

An Action Plan will be developed from the meeting and a subsequent residents meeting will be held to provide an update.

- b) **Back Courts Improvement Works** – It was highlighted that the previous partnership working between ICDT and RCH, to improve TC Back Courtyards, was a great success and asked if there was any further funding available to continue these works.

EC advised she will liaise with ICDT to identify if they can continue to provide these works and will report back to AMB.

- c) **Environment and Regeneration** – A link to the next E&R Committee meeting and discussion papers was distributed prior to the meeting. It was noted that the IC E&R Committee are the sponsoring committee for the Forum.

It was advised that if any forum members have any further questions for officers, in relation to the items discussed today and contained within the E&R papers, to please submit them via Chair and/or AMB.

### **Decided:-**

- **Corp Coms to identify and reinstate required work for Wellpark Cenotaph prior to remembrance day.**

- **Service Manager (Roads), to delegate relevant Officer to inspect pathway edgings on Bank Street, leading to Wellpark.**
- **Roads Services to carry out inspection of staircase leading to Kilblain Street.**
- **RCH Property update to be submitted to AMB post meeting.**
- **RCH and ICDT update on continuation of Back Court works to be submitted to AMB post meeting.**
- **Any post meeting questions and E&R questions for Officers to be submitted to Chair and/or AMB.**

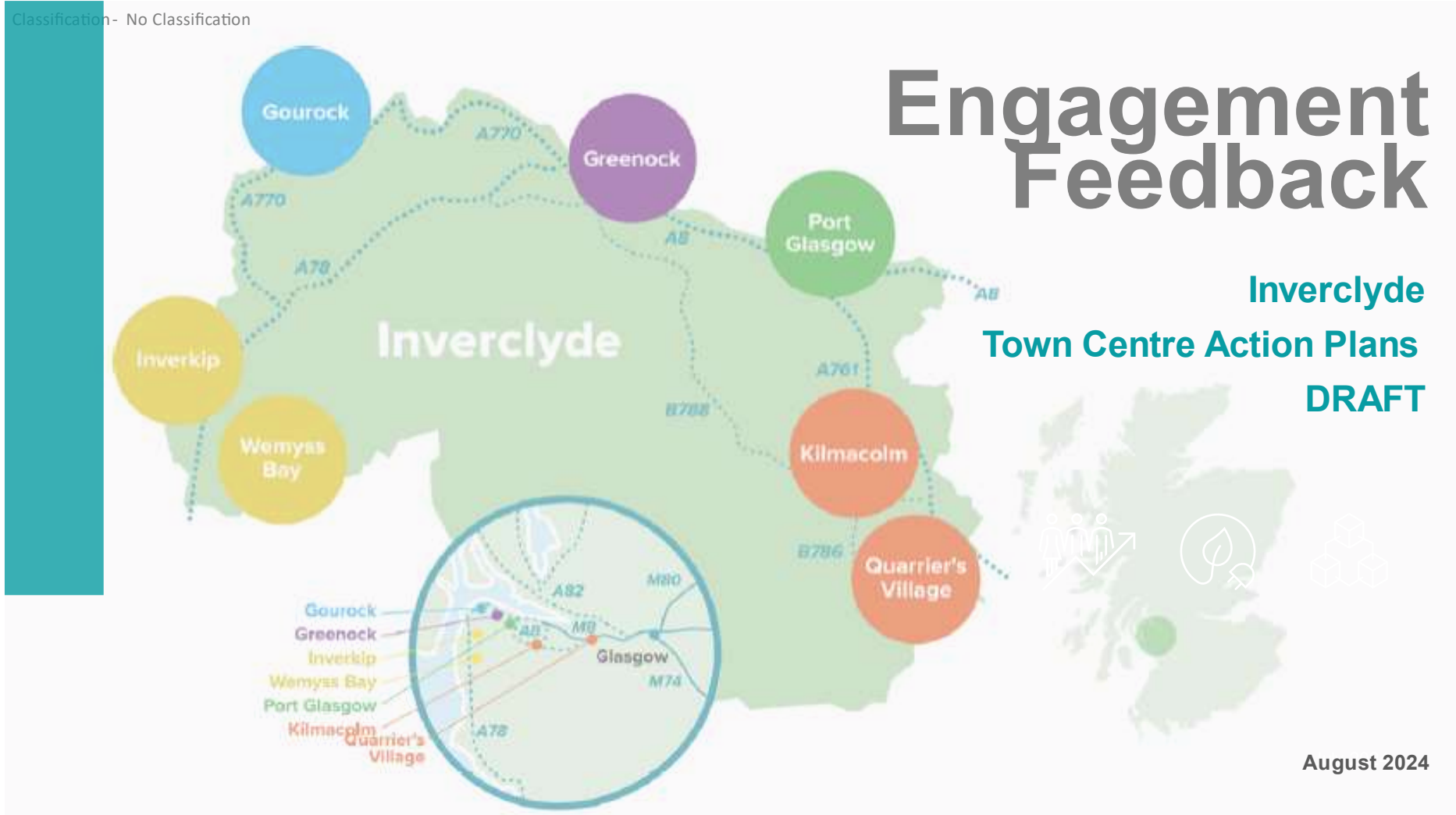
**7.0 Date of Next Meeting**

Wednesday 20 November 2024, by Hybrid format, (within Customer Services Meeting Room 4 and via Microsoft Teams Videoconferencing).

Chair Signature ..... Date .....

APPENDIX 1

Classification- No Classification





No Classification

## Greenock Town Centre Action Plan

### Consultation & Engagement

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



- No Classification

## Greenock Town Centre Action Plan

### Key Comments

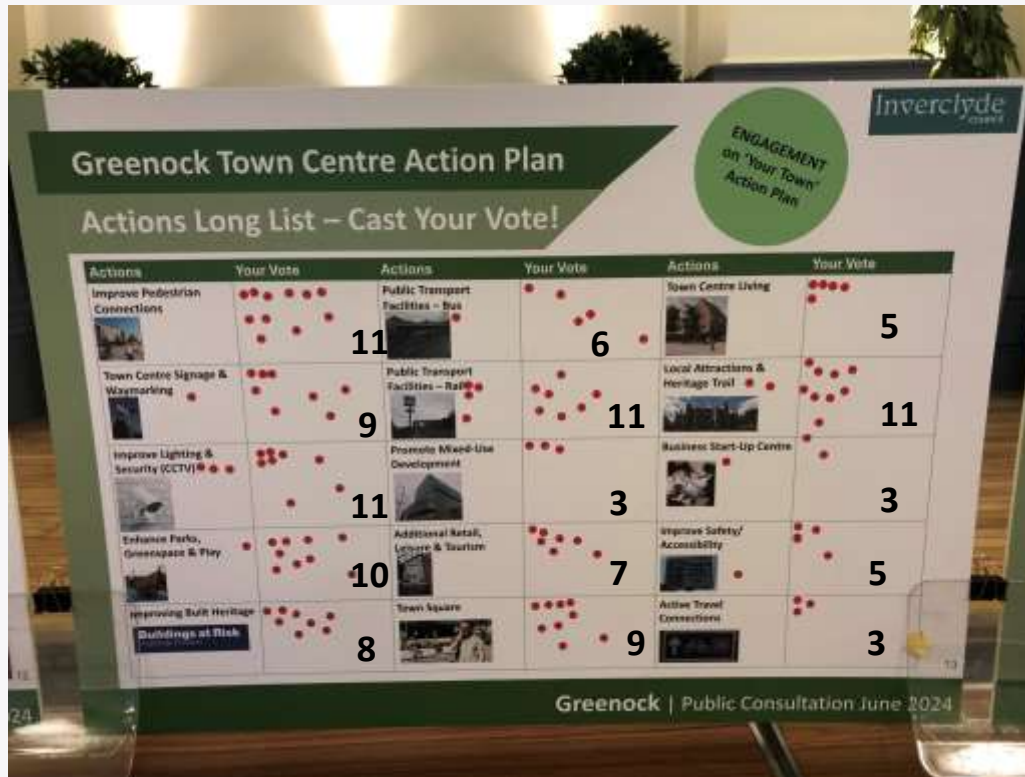
- **First Impressions**- Deep Clean/ maintenance of town centre was raised several times.
- **Safety** – antisocial behaviour at all time high– underpasses/ subways/ challenges to safety & personal security areas not well lit etc.
- **Public transport**– Bus / Rail services do not run very late / frequently. Bus Station environment.
- **Destination area**– Growing number of attractions (Wylieum/ Beacon/ Watt/ Museum) but no Maritime museum/ limited retail offer / cafes & need for more community facilities.
- **Play space** – Opportunity around Fox St / Watt St but not readily accessible



- No Classification

## Greenock Town Centre Action Plan

### In Person Votes



### Top Actions Ranked in Order – In Person

1	Improve pedestrian connections	11
2	Improve Lighting & Security CCTV	11
3	Public Transport facilities– Rail	11
4	Local Attractions & Heritage Trail	11
5	Enhance Parks, Greenspace & Play	10
6	Town Centre Signage & Waymarking	9
7	Town Square	9
8	Improving Built Heritage	8
9	Additional Retail, Leisure & Tourism	7
10	Public Transport facilities–Bus	6
11	Town Centre Living	5
12	Improve Safety/ Accessibility	5
13	Promote Mixed-Use Development	3
14	Business Start-Up Centre	3
15	Active Travel Connections	3

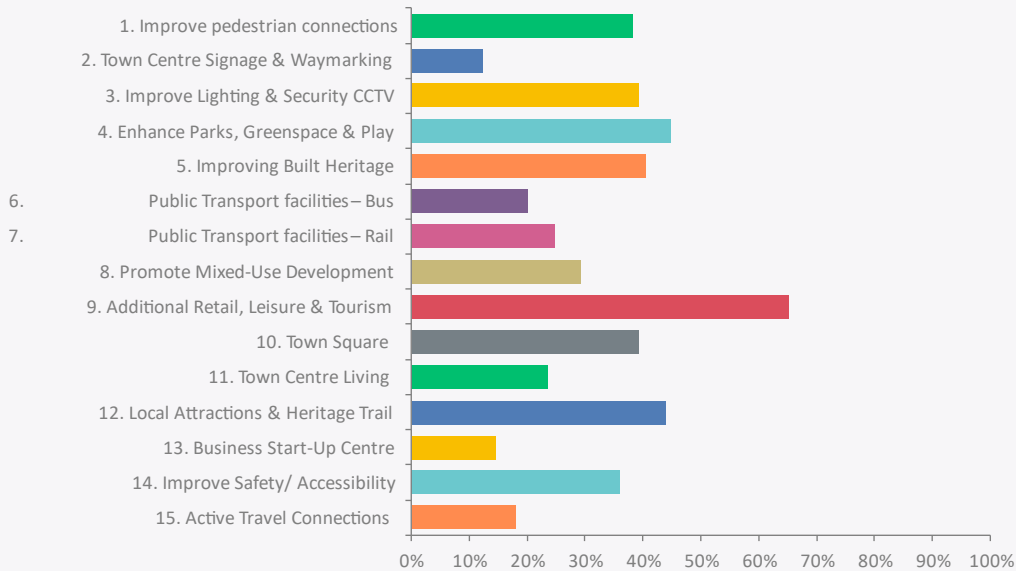
No Classification

## Greenock Town Centre Action Plan

Online

### Q2: Please choose your Top 5 Priority Actions (Boards 6 -12):

• Answered: 89 Skipped: 3



ANSWER CHOICES	RESPONSES
1. <b>Improve pedestrian connections</b>	38.20% 34
2. Town Centre Signage & Waymarking	12.36% 11
3. <b>Improve Lighting &amp; Security CCTV</b>	39.33% 35
4. <b>Enhance Parks, Greenspace &amp; Play</b>	44.94% 40
5. Improving Built Heritage	40.45% 36
6. Public Transport facilities– Bus	20.22% 18
7. Public Transport facilities– Rail	24.72% 22
8. Promote Mixed-Use Development	29.21% 26
9. <b>Additional Retail, Leisure &amp; Tourism</b>	65.17% 58
10. <b>Town Square</b>	39.33% 35
11. Town Centre Living	23.60% 21
12. <b>Local Attractions &amp; Heritage Trail</b>	43.82% 39
13. Business Start-Up Centre	14.61% 13
14. Improve Safety/ Accessibility	35.96% 32
15. Active Travel Connections	17.98% 16
<b>TOTAL</b>	<b>436</b>

- No Classification

## Greenock Town Centre Action Plan

	Proposal	In-person display board 'votes' (from circa 55No.)	Top 5 priority projects (from 89No. on-line responses)	Total votes	Ranked in Order
1	Improve pedestrian connections	11	34	45	5
2	Town Centre Signage & Waymarking	9	11	20	13
3	Improve Lighting & Security CCTV	11	35	46	4
4	Enhance Parks, Greenspace & Play	10	40	50	2
5	Improving Built Heritage	8	36	44	6
6	Public Transport facilities– Bus	6	18	24	12
7	Public Transport facilities– Rail	11	22	33	9
8	Promote Mixed-Use Development	3	26	29	10
9	Additional Retail, Leisure & Tourism	7	58	65	1
10	Town Square	9	35	44	7
11	Town Centre Living	5	21	26	11
12	Local Attractions & Heritage Trail	11	39	50	3
13	Business Start-Up Centre	3	13	16	15
14	Improve Safety/ Accessibility	5	32	37	8
15	Active Travel Connections	3	16	19	14

	Proposals Ranked in Order	Total votes
1	9. Additional Retail, Leisure & Tourism	65
2	4. Enhance Parks, Greenspace & Play	50
3	12. Local Attractions & Heritage Trail	50
4	3. Improve Lighting & Security CCTV	46
5	1. Improve pedestrian connections	45
6	5. Improving Built Heritage	44
7	10. Town Square	44
8	14. Improve Safety/ Accessibility	37
9	7. Public Transport facilities– Rail	33
10	8. Promote Mixed-Use Development	29
11	11. Town Centre Living	26
12	6. Public Transport facilities– Bus	24
13	2. Town Centre Signage & Waymarking	20
14	14. Active Travel Connections	19
15	13. Business Start-Up Centre	16

- No Classification

## Greenock Town Centre Action Plan

### Developing the Action Plan

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



No Classification

## Greenock Town Centre Action Plan

### Next Steps

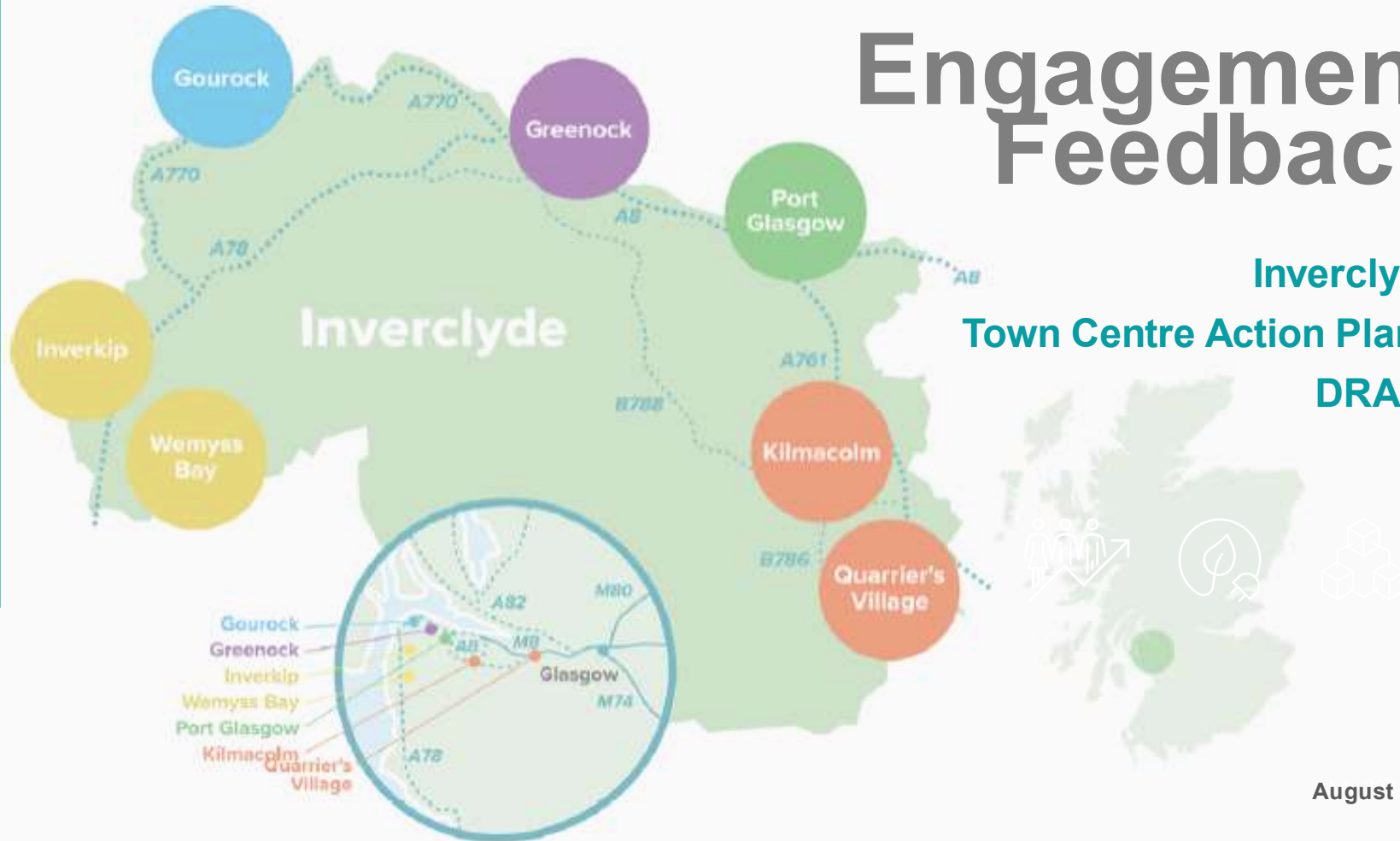
- **Drafting Action Plan:**
  - Draft Issue end Next Week 2024
  - Confirmation of Scope / Meets Brief
  - Final Drafting / Project Review
  - Meeting / Presentation of Drafts to TCRF Chairs
  - Report Completion
- **Draft Action Plan to Inverclyde Council**
  - Completed Reports 4<sup>th</sup> October
  - Submission to E&R Committee 31<sup>st</sup> October
  - Council Adoption
- **Develop Programme for 'Early Win' Projects**
  - Implement Early Wins 2025



Classification - No Classification

# Engagement Feedback

Inverclyde  
Town Centre Action Plans  
DRAFT



August 2024



No Classification

## Greenock Town Centre Action Plan

### Short, Medium & Long Term Actions

#### Short Term 15 Years

1. Town Centre Masterplan
2. Shopfront Improvements Scheme
3. Town Website
4. Public Realm Enhancements
5. Park Upgrades & Town Centre Play

#### Medium Term 48 Years

6. Town Signage
7. Improve Pedestrian Connections
8. Improve Built Heritage
9. Public Transport facilities

#### Long Term 10+ Years

10. Town Square
11. Enterprise & Business Start-Up Centre
12. Town Centre Living

Project - Draft Illustrative Programme	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Short Term Actions</b>										
1. Town Centre Masterplan	█	█								
2. Shopfront Improvements Scheme	█	█	█	█	█					
3. Town Website	█									
4. Public Realm Enhancements	█	█	█	█	█					
5. Park Upgrades & Town Centre Play	█	█	█	█	█					
<b>Medium Term Actions</b>										
6. Town Signage				█	█	█				
7. Improve Pedestrian Connections				█	█	█	█			
8. Improving Built Heritage				█	█	█	█			
9. Public Transport Facilities				█	█	█	█	█		
<b>Long Term Actions</b>										
10. Town Square										█
11. Enterprise & Business Start-Up Centre										█
12. Town Centre Living										█

**APPENDIX 2**



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