

GOUROCK TOWN CENTRE REGENERATION FORUM (TCRF) MEETING AGENDA

FRIDAY 30 AUGUST 2024, COMMENCING AT 10.30AM BY HYBRID FORMAT

* Please note – the meeting is being held in **Boardroom1** for physical attendance, please present yourself at Inverclyde Council's Customer Service Centre at Greenock Municipal Buildings, 10 minutes prior to the start of the meeting. Virtual attendees can access as normal via the **Webex Videoconferencing** link, sent in the meeting invite.*

BUSINESS

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|----------|--|--------------|
| 1 | Welcome, Apologies and Declarations of Interest | LQ |
| 1.1 | Welcome <ul style="list-style-type: none"> • AK - Gourock Community Council Rep • EM – Inverclyde Heritage Network • HMckK – Inverclyde Tourist Group (ITG) | |
| 2 | Approval of Minutes and Matters Arising | LQ |
| 2.1 | Draft Gourock TCRF Minute (26 April 2024) | |
| 3 | Gourock TC Action/Master Plan Presentation | JF/JH |
| 4 | Inverclyde Council and Partnership Updates | |
| 4.1 | <u>REPORT UPDATES</u> | |
| | a. Gourock Boating Tragedy
b. Active Travel
c. Pier Head Kiosk
d. Railing Repairs Gourock Pool
e. Gourock Park Walled Garden Growing Space | |
| 4.2 | <u>VERBAL UPDATES</u> | |
| | a. Granny Kempock Stone
b. Proposed Sale of Land (front of Station) | EM
EM |
| 5 | Aspirational Projects (Verbal) | |
| 5.1 | Gourock Park Pets Corner | EM |
| 6 | Any Other Competent Business (AOCB) | LQ |
| 6.1 | Next Environment and Regeneration Committee (E&R) meeting scheduled for Thursday 29 August 2024 (link to papers). | |

7 Date of Next Meeting

LQ

- Friday 1st November 2024, at 10am in Boardroom 1.

End of Document.

Gourock Town Centre Regeneration Forum (TCRF) Minute of Meeting

Held Friday 26 April 2024 at 2pm by Hybrid format (Boardroom 1 and 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
A Aitken	St. John's Church Gourock
A Warwick	Old Gourock and Ashton Parish Church
G Canata	The Whisky Room
S Francis	Crafty Sew and So
R Toma	Café Continental
J Farrar	Ironside Farrar - Managing Director
N McIlvanney	Inverclyde Council – Head of Service, Regeneration & Planning
E Montgomery	Inverclyde Council – Head of Physical Assets
E Baird	Inverclyde Council – Regeneration Manager
G Leitch	Inverclyde Council - Team Leader Consultancy (Roads)
G Smith	Inverclyde Council - Capital & Assets Principal Accountant
A Johnston	Inverclyde Council - Business Development Officer Town Centres
AM Bagstad (Minute)	Inverclyde Council - Committee Officer

1.0 Welcome, Apologies and Declarations of Interests

1.1 LQ welcomed everyone to the meeting.

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

1.2 Apologies received from E Dickie, H McCulloch, JA Wilson, L Hunter, M Frame and J Horn.

1.3 There were no declarations intimated.

2.0 Approval of Minute and Matters Arising

2.1 Minute of the meeting held 26 January 2024, were approved by LQ.

2.2 Matters arising covered under today's Agenda.

3.0 Gourock TCRF Budget

3.1 A Gourock TCRF Budget snapshot for April 2024 was disseminated prior to the meeting.

3.2 It was noted that there had not been any movement since the last meeting. The overall approved budget is £498k.

3.3 Unallocated funds total £78k, which is made up of £42k of unallocated monies and £36k of an underutilised TCRF Placed Based Funding allocation.

- 3.4 It was further noted the £40k signage fund, is a separate allocation and does not form part of the unallocated funds total.
- 3.5 A discussion took place with regards to the £10k balance within the “Gourock is Great” Website project.
- 3.5.1 It was noted this is residual Grant Funding, from a project that was eventually rolled out under the Discover Inverclyde Strategy.
- 3.5.2 A representative from the Gourock Traders Group asked if this residual £10k funding, could be utilised to provide ongoing support for a Traders website that is currently being constructed.

Traders were advised to submit a formal request to the Chair and other elected Forum Members, in order for such a request to be considered by the whole Forum.

Decided:-

- **Gourock Traders Group to submit formal request for funding, to elected forum members, two weeks prior to the next Forum meeting.**
- 3.5.3 It was noted that the following project fundings were to be utilised by 2023 and could IC Officers confirm if these projects and funding could still be progressed.

Town/Village - Project	Approval	Approved Budget/Grant Funding	Comments	Date funding has to be utilised by if applicable
		£		
Gourock Town Centre Pressure Washing	ER 25/08/22	35,000	Place Based Funding 22/23	31/03/23
Gourock Town Centre signage	ER 25/08/22	40,000	Place Based Funding 22/23	31/03/23
Gourock Town Centre Regeneration Forum	ER 25/08/22	40,000	Place Based Funding 22/23	31/03/23

GS advised he would look into this and bring answers back to the next meeting.

Decided:-

- **GS to clarify 2023 PBF projects and funding status and feedback to the next Forum meeting.**

4.0 Inverclyde Council (IC) Project Updates

4.1 VERBAL UPDATES

a) Gourock Town Centre Master Plan

- It was noted ongoing research, information gathering, and consultations are progressing well.
- A Town Centre Walkaround with the Consultants (Ironsides Farrar) took place on Tuesday 9 April 2024, with views and ideas gathered from the day.
- JF from Ironsides Farrar thanked everyone who attended the walkaround, adding, it was identified from the day that Gourock’s geographical area needs to be extended to include the surrounding areas that give the TC its

sense of place, to include the various commercial and retail activities which supports the TC.

- It was noted that each Towns Action Plan will be a bespoke strategy and framework of projects. The information and research gathered for Gourock will inform the projects that best fits Gourock.
- The identified projects and ideas from the day together with IF's identified proposed projects will be gathered to create a long list; as a baseline for public consultations.
- Ironside Farrar will liaise with IC Officers to arrange online and physical (afternoon and evening event – possibly Gamble Halls) consultation events for the end of May 2024. Locals will be given the opportunity to prioritise what projects they feel best meet Gourock's regeneration and destination development objectives.
- It was further noted the Action Plan will be a good vehicle for utilising current available funding as well as targeting and applying for future funding.

Decided:-

- **IF to develop baseline list of bespoke Gourock Projects before the end of May 2024.**
- **IF and IC Officers to arrange various consultation events for end of May 2024.**

b) Placed Based Funding (PBF) Signage

- On 25 August 2022 IC's Environment and Regeneration Committee, allocated £40k, from Placed Based Funding to install/improve Town Centre signage. ([Link to Committee Papers](#))
- From the TC Walkaround, IC Officers identified this project would be best placed to be included within the Action Plan projects, as a high priority project that could be carried out in stages; commencing in the summer of 2024.

Decided:-

- **Project to be included within the TC Action plan, as a priority project commencing summer 2024.**

c) Gourock Boating Tragedy Memorial

- It was noted the inscription and location for the memorial stone has been agreed.
- The memorial stone has been ordered and delivery is scheduled for the end of May 2024.
- Once the memorial is delivered, Officers will notify interested parties to arrange installation.
- It was further noted that the Gourock Schools and Churches Together Group in partnership with Mull and Iona residents, may look at holding an event to mark the installation and unveiling of the memorial.

Decided:-

- **IC Officers to notify interested parties when memorial stone has been delivered for installation at identified location.**
- **Possible unveiling event to be arranged by Gourock Schools and Churches Together Group in partnership with Mull and Iona residents.**

d) Cardwell Road - Road Markings

- It was noted that all required road markings in this area are complete.
- It was further noted that the traffic lights just after Steel Street, will remain in situ until the shop at 44 Cardwell Road is relet.

e) £74k PBF Wider Gourock Park Lighting

- On 3 March 2022 (item 3), IC's Environment and Regeneration Committee, allocated £74k of Placed Based Funding (PBF) for a Gourock Park Lighting pilot. ([Link to Committee Papers](#))
- IC's Road's Officer and Forum Chair to meet and identify locations for installation of Lights.

Decided:-

- **GL and Chair to arrange meeting, before the next Forum meeting, to identify light installation locations.**

f) Shore Street Flooding Feedback

- It was advised IC's Road Services replaced a number of Road Rain Gullies and have camera surveyed the connections into the sewer; these have been found to be running clear, with no blockages.
- It was advised that SR and some residents and businesses had contacted Scottish Water (SW) to report ongoing flooding issues on Shore Street.

Scottish Water replied and advised extensive engagement and CCTV investigations have been carried out on Shore Street, which found several blockage issues within the SW network; mostly due to a build-up of silt and debris within the road gullies and sewer overflows. These blockages prevented the rainwater from draining into the Clyde. SW flushed their system and liaised with IC's Road Service on gully situation.

SW advised that whilst these resolutions will lessen future flooding issues, there may still be flooding during severe/significant rainfall, therefore, they requested that all flooding issues are regularly reported to SW; so, they can update their flooding model for the area.

- It was noted that frequent reporting from residents and businesses on Shore Street is key for lessening the severity of any future flooding and it was requested that SF cascades this request to the other businesses on Shore Street.

Decided:-

- **Businesses and Residents to frequently/regularly report any flooding issues to both Inverclyde Council ([here](#) or 01475 717171) and Scottish Water ([here](#) or 0800 0778 778).**
- **SF requested to cascade this request to other businesses on Shore Street.**

g) Future of Pier Head Kiosk

- On 2 November 2023 (Item 9) IC's E&R Committee, awarded £17k of PBF to upgrade the Kiosk for continued use by community and/or business groups. ([Link to Committee Papers](#))
- It was advised the costed scope of works to bring the kiosk up to a better standard, exceeded the PBF £17k allocation by circa. £5k. This was fed back to Regeneration Officers who have agreed to allocate another £5k to proceed with the works.
- It was noted that IC's Property Services that own and rent the Kiosk, have been contacted by the Gourock Community Council and another Community group, seeking to use the kiosk. IC's property officer will liaise with both groups to identify the feasibility of both Group's requests.
- It was also noted that the power supply to the Kiosk has been reinstated.
- GC asked when the request from Gourock Community Council had been received.

Chair to forward on email request to GC.

Decided:-

- **Kiosk refurbishment project to proceed at agreed increase in costs (circa. £22k) and project updates to be provided to Forum when realised.**
- **Chair to forward on GCC email request for use of Kiosk to GC (GCC member).**

h) Granny Kempock Stone

- It was noted that previous concerns were raised about possible land erosion that the Stone sits on.
- IC's Property Officers will arrange for an Engineer to appraise the land situation and feedback to the next Forum meeting.
- It was noted that Darroch Estates own the land, and they are willing to gift the land to the Council; with the agreement IC meet the legal costs associated with the transfer.
- The significance of the Stone in relation to Gourock's Heritage and Tourist attractions, emphasised the need to keep the Stone in good repair and as it is not clear who owns the Stone, it was requested that IC's Legal Services identify who owns the Stone.

Decided:-

- **Property Engineer to appraise land Stone sits on for any land erosion and feedback outcome to next forum meeting.**
- **IC's Legal Services to identify who owns Granny Kempock Stone.**

i) Improvements to Area outside Gourock Pool

- It was noted the rendering to the side to the Gourock Pool and railings at the Gourock pool have been addressed by Inverclyde Leisure (IL).

- Quotes have been received for a new concrete upstand and the replacement of the collapsed railing section. Building Services Officers are liaising with both contractors to confirm start dates.
- It was further noted the railings on Cove Road is a separate project and Officers will provide feedback progress in due course.

Decided:-

- **IC Building Services to agree project start dates and feedback to Forum's next meeting.**

j) Public Publication of Forum Minutes

- Committee Officer awaiting legal's Data Protection Team to provide feedback on draft Disclaimer and Privacy Notice for Town Centre Forums.

5.0 Active Travel Wider Plans

- 5.1 It was noted the Gourock Station Route was opened in March 2024, for walking and cycling.
- 5.2 Officers are awaiting detailed drawings for the remaining Gourock Routes, which will be emailed to all IC's elected members for noting.
- 5.3 The next Active Travel phase will be the creation of a route from the Ferry Terminal via Tabet Street, then Cove Road connecting up to the National Cycle Route 75.

Decided:-

- **Detailed drawings to be sent to IC's elected members.**
- **Start dates for next phase to be given in due course.**

6.0 Aspirational Projects

6.1 Gourock Park Master Plan

- 6.1.1 It was agreed that the Gourock Park Master Plan will be considered under the Town Centre Masterplan.

Decided:-

- **Gourock Park master plans to be considered under Town Centre Action/Master Plans.**

6.2 Gourock Park Walled Garden Growing Space

- 6.2.1 A report (item 18) was presented at the E&R Committee on 14 March 2024, highlighting the outcome of the open space consultation in relation to the proposed lease of land at the walled garden, Gourock Park, Gourock. It was noted this request is being progressed via the Committee process and future progress updates will be provided in due course. ([Link to Committee Papers](#))

Decided:-

- **Future progress updates to be provided when realised.**

6.3 Walled Garden Pets Corner

- 6.3.1 This item was not part of the agenda, but it was noted when resources are available, IC Officers are still considering refurbishment options for the Pets Corner and will provide updates in due course.

Decided:-

- **IC Officer to provide progress updates on refurbishment of the Walled Garden Pets Corner when realised.**

7.0 Any Other Competent Business (AOCB)

7.1 A report (item 9) presented to the E&R meeting on 2 November 2023, was disseminated with the Agenda and was for noting the potential future Placed Based Funding allocation for Gourock. ([Link to Committee Papers](#))

8.0 Date of Next Meeting

Friday 2 August 2024 (please note new start time of 10am), by Hybrid format (Boardroom 1 and Webex Videoconferencing).

Chair Signature Date

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AGENDA ITEM NO.5.1

Report To: Gourock Town Centre Regeneration Forum	Date: 30 August 2024
Report By: Inverclyde Council and Partnership Officers	Report No.: GTCRF30082024
Subject: Inverclyde Council and Partnership Project Updates	Contact No.: 01475 712108

1.0 PURPOSE

- 1.1 The purpose of this report is to provide attendees of the Gourock Town Centre Regeneration Forum (TCRF) with updates on current Projects and Partnership working/Projects.

2.0 PROJECT AND PARTNERSHIP UPDATES

- 2.1 Gourock Boating Tragedy
The Memorial is finished.

The foundation to support memorial is scheduled to be installed week commencing 26 August 2024 and Memorial will be installed by the contractor thereafter.

Ceremony date to be confirmed in due course from Rev B, DC and TA.

- 2.2 Active Travel

The final design drawing for the cycle improvements on Tarbet Street and Cloch Road are being amended and will be presented to local member in September.

A preliminary study of the cycle route past the Albert Road flats is still on-going.

The route at the station is open and Sustrans have project to install some artwork along the brick wall.

- 2.3 Pier Head Kiosk

Gourock Kiosk: Essential works were undertaken in 4th Quarter 2023 to allow the kiosk to be available for use over the festive period.

Roofing works were undertaken in first quarter 2024 with the remaining refurbishment works impacted due to Building Services resource availability over the school summer holiday period.

The remaining works are programmed to commence mid-August and complete by the end of September. The Council will work with the Gourock Town Centre Regeneration Forum to consider appropriate uses for the asset.

2.4 Railing Repairs Gourock Pool

A wooden structure has been erected to create a formwork for creating an improved detailed concrete upstand and drainage channel.

The formwork will be removed once concrete work is complete.

2.5 Gourock Park Walled Garden Growing Space

The growing space was established May 2024 after a statutory public consultation period as part of a community asset transfer process for a five year lease at £1 per annum for the unused space.

The spaces consists of a 16 dwarf rootstock fruit tree orchard in large whisky barrel planters with strawberries and herbs planted at the base of each.

There are a further 32 smaller barrels for pumpkins, beans and spinach. The main low raised beds have a range of vegetables from Lettuce to Cabbages, Brussel Sprouts, Kales, Onions, Leeks, Shallot, Asparagus, Kohl Rabi, Turnip, Celeriac & other planters of courgette, beans, peas, carrots & tatties.

The project attracted £7k over a two year period from The National Lottery Community Fund Scotland's Awards for All programme.

Local children from Binnie Street Children's Centre, Gourock Primary, St Columba High, St Ninians & St Andrews all visited to learn about growing and helped plant much of the veg.

The Shed's recent Words Festival on the 10th August in the Walled Garden celebrated some of the early harvest with various pickles, piccalilli, kimchi and sauerkraut made from the vegetables for sale to raise funds for the shed.

Comments from people using the park have been overwhelmingly positive with lots of conversations and people delighted to see growing back in the walled garden and particularly this area being used for something positive. Visitors include all ages with families encouraged to pick peas and give the beds a water with the watering cans.

The shed's gardening team visit the site once a week for upkeep with watering happening in between that when necessary. The council's parks team have been a pleasure to work with, keeping an eye on the garden and working positively with us to enable deliveries whilst setting things up.

There are veg bed markers, but plans are to add more detailed signage this autumn with additional compost arriving too.

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