

Port Glasgow Town Centre Regeneration Forum (PGTCRF) Minute of Meeting

Held Thursday 20 September 2024 at 10am by hybrid format within the Municipal Buildings, Boardroom 1 and via Webex Videoconferencing.

ATTENDING

| | |
|-------------------------|--|
| Cllr C Curley (Chair) | Inverclyde Council - Ward 1 |
| Cllr K Law | Inverclyde Council - Ward 2 |
| Cllr S McCabe | Inverclyde Council - Ward 1 |
| Cllr/Provost D McKenzie | Inverclyde Council - Ward 2 |
| Cllr R Moran | Inverclyde Council - Ward 2 |
| A Ross | Port Glasgow West Community Council - Chair |
| T Rodger | Port Glasgow West Community Council - Secretary |
| R Ahlfeld | Inverclyde Community Development Trust (ICDT) - Chief Executive |
| C Hart | Inverclyde Tourist Group - Treasurer |
| K Green | Port Glasgow 2025 - Director |
| S Bonnar | River Clyde Homes - East Area Team Leader |
| J Barrett | Ironside Farrar Limited - Senior Planner |
| E Baird | Inverclyde Council - Regeneration Manager |
| PJ Coulter | Inverclyde Council - Communications Officer (Media Relations) |
| J Horn | Inverclyde Council - Physical Regeneration Manager |
| A Johnston | Inverclyde Council - Business Development Officer, Town Centres |
| G Leitch | Inverclyde Council - Team Leader, Consultancy |
| N McIlvanney | Inverclyde Council - Head of Service, Regeneration, Planning and Public Protection |
| E Montgomery | Inverclyde Council - Head of Physical Assets |
| G Murray | Inverclyde Council - Technical Services Manager |
| M Taggart | Inverclyde Council - Libraries' Customer Services Officer |
| JA Wilson | Inverclyde Council - Principal Accountant |
| AM Bagstad (Minute) | Inverclyde Council - Committee Officer |

1.0 Welcome, Apologies and Declarations of Interests

1.1 Cllr Curley welcomed everyone to the meeting.

Cllr C Curley, Cllr R Moran, A Ross, T Rodger, C Hart, G Murray and AM Bagstad present, all other attendees accessed the meeting remotely.

1.2 Apologies received from S Christie (M Taggart substituting), E Dickie (PJ Coulter substituting), J Farrar (J Barrett substituting), K Orr, D Robertson, S Vernal and E Cannon (S Bonnar substituting) and Cllr D Wilson.

1.3 There were no declarations intimated.

2.0 Approval of Minute and Matters Arising

2.1 The Minute of the meeting held 14 March 2024, were approved by CC and TR.

2.2 Matters arising covered under the Agenda.

3.0 Port Glasgow TCRF Budget

- 3.1 A Port Glasgow TCRF Budget snapshot for September 2024 was disseminated prior to the meeting.
- 3.2 The report identified the agreed £7k allocation to Parklea Branching Out, for Town Centre works; reducing the TC Forums budget to £34.4k.
- 3.3 It was noted that going forward, consideration will be given to utilising the remaining £34.4k for Action plan and Forum suggested projects.

4.0 Town Centre Action/Master Plan

- 4.1 **Word of thanks** - Officers thanked everyone for coming along to the consultation event and the walkaround.
- 4.2 **Funding Streams** - It was noted that the funding landscape has become very difficult, as the UK and Scottish Governments are re-evaluating previous funding streams, which will impact identified projects.
- 4.3 **Presentation** – JB thanked everyone for taking part in all the consultation events. JB then provided a feedback presentation on the outcomes of the Action Plans, consultation events ([Appendix 1](#)).
- 4.4 **Next Steps** – A Final Draft Action Plan will be sent to the Chair of the Forum before being submitted to the Environment and Regeneration (E&R) Committee on 31 October 2024.
- 4.5 **Questions/Comments**

- 1. It was requested that IC Officers engage with the Private Businesses on, and leading to Mirren Shore, to work with and encourage them to improve the external aesthetics of their premises within the industrial area, to make the walking route more attractive to use.

IC Officers advised that although works have been identified for the area, additional consultation will be carried out with businesses at project stage.

- 2. It was asked if the forum identified projects had been included within the Action Plan and when would the final draft be available to share with the forum.

Officers advised that they are still going through an internal review process and will hopefully share the final draft prior to the next E&R Committee meeting.

- 3. It was advised that Port Glasgow Town Centre has rapidly gone downhill since the consultation walkaround, highlighting an increase in additional vacant premises. It was advised there is very little daytime economy, and footfall has significantly decreased as a result.
- 4. It was also noted the whole area is looking grubby with weeds growing through pavements and peeling paint.
- 5. It was further noted it has taken over a year to clean and repair canopies and these projects should be dealt with more quickly.

6. It was stated that Town Centres (TC's) across the whole country are experiencing footfall decline. Some of this is the result of removing parking and replacing with bicycle lanes, making the task of transporting shopping home more difficult. Online shopping has also impacted all TC's.

Decided:-

- **Final Draft Action Plan to be distributed to the Forum prior to the E&R Committee on 31 October 2024.**

5.0 Port Glasgow Shipbuilder Environments

5.1 The following Projects are continuing to progress;

- Installation of Pedestrian Lighting – Roads Services.
- The repair and refurbishment of the Elizabeth Wood Ingles fountain – Property Asset Services.
- Interpretation signage/boards – Regeneration Services.
- Planting/landscaping around Shipbuilders Sculpture – Environmental Services.

All projects are at varying stages and a further progress update will be given to the next Forum meeting in December; however, all projects are scheduled to be completed by Spring 2025.

Decided:-

- **Further Project updates to be submitted to December Forum meeting.**

6.0 Business Support and Property Update

6.1 A Port Glasgow Business Support and Property update report was disseminated prior to the meeting.

6.2 It was requested that IC Officers engage with all Port Glasgow businesses and support them to develop short, medium and long-term aspirations.

Decided:-

- **IC Officers to engage with all PG Businesses to support development of aspirations.**

7.0 Inverclyde Council (IC) Project and Partnership Updates

7.1 REPORT UPDATES

An IC Projects and Partnership updates Report was distributed prior to the meeting with updates on the following projects:-

- King George VI – Community Hub
- Comet Sub-Group Update
- Parklea Floral Display
- Scottish Water Top Up Point
- Port Glasgow 2025 (PG25)
 - A correction to the update was requested that the McMillan Coffee morning is being held on 27 September and not the 28 September.
- Commercial Bins – Town Centre
- Parklea Branching Out Heritage Project
- PG2025 IC Proposals
 - The above item was a paper apart from the main report. CC recapped the proposed IC plans for PG2025, noting that KL is working with IC Officers,

liaising with Historic Scotland to incorporate Newark Castle into the planned activities/events.

- The report also noted that IC would like feedback on the idea of having a 250 floral display, as well as commissioning a piece of pipe music that could possibly be used long-term with future PG celebrations.
- It was also noted that IC's Cultural Services have a significant presence within PGTC via the library services. The library supervisor has a strong enthusiasm for Port Glasgow heritage and are looking to expand on their current works with young people using digital technology and 3D printing. Therefore, group work can easily adapt to the PG2025 or Comet themes.
- KG advised he is liaising with IC Officers to develop the PG250 Open Source Logo/Brand.

Decided:-

- **Feedback on 250 Floral Display and commissioning of Pipe Music for PG to be sent to AMB.**

7.2 VERBAL UPDATES

a) John Wood Street (JWS)

- Officers apologised for the delay with the John Wood Street written report update, confirming this will be submitted to the December 2024 meeting.

IC and RCH Officers have been meeting regularly. Various improvements have been carried out on some of the properties on JWS. Works are progressing and as per Business and Property Report, a number of premises have been let or are being marketed.

- The Chair advised that the majority of retail premises on JWS are owned by IC and the majority of residential premises on JWS are owned by RCH. Adding that he is keen to read more about the collaborative discussions/works between IC and RCH Officers, the Scope of Works agreed, and the progress made to improve both retail and residential premises on JWS.

Decided:-

- **Written report detailing Scope of Works and works progressed to date to be submitted to December 2024 meeting.**

b) Canopies

- It was noted that glass repair works are complete.
- The power washing method of cleaning the canopies had to be changed to using brushes and all cleaning works are now complete.
- It was advised that there is no IC funding available for ongoing cleaning or maintenance of the canopies and it is expected they will need regular cleaning going forward.
- It was noted that Riverside Inverclyde (RI) installed the canopies as part of a regeneration project. IC Officers were requested to identify what the legal agreement was with RI and Shop owners, with regards to the ongoing

responsibilities of the cleaning and maintenance of the canopies and report back to next meeting.

Decided:-

- **IC Officers to identify what agreements are in place between RI and TC Shop Owners, of who is responsible for the ongoing maintenance and cleaning of shop canopies.**

c) Access to Cash

- It was noted that the current Cash Machine attached to the closed bank will remain in place for a period of time. However, this is a short-term solution.
- It was highlighted that IC Officers, elected members, community members and MPs are all working collaboratively to have a banking hub put in place for Port Glasgow. However, due to PG's proximity to Greenock, there is resistance from the banks. It is felt the Post Office on JWS and Cash Machines at Tesco are more than enough provision for people to access cash.
- It was suggested that a Council Owned property is used to house another cash machine, to provide the necessary security requirements for loading and emptying the machine.
- It was requested this item remains on the agenda, until a resolution is found.

Decided:-

- **Item to remain on the PGTCRF Agenda until resolution to increased Access to Cash in PGTC is found.**

d) Heritage Fund (ICDT)

- It was noted the Heritage Lottery Fund (HLF), funding is being utilised to support a yearlong planned events/activities around the history of going to the cinema and is progressing well. There is 11 volunteers and a project coordinator working on the schedule of events/activities with a film event taking place between January and March 2025. They also plan to work with the schools with producing a book. The aim of all activities is to reduce social isolation and improve literacy and numeracy skills.
- **Energy Redress Scheme** - RA added that they have received funding support from the Energy Redress Scheme and local housing associations, to appoint an Energy Officer, who will be based in 7½ JWS. The Officer will provide practical advice on energy savings.
- **Post Meeting** – 10 October 2024 - Inverclyde Community Development Trust at 7 ½ John Wood Street has secured funding from the Energy Saving Trust (Energy Redress) to recruit an Advice Worker, with a view to delivering energy advice and advocacy to individuals and families in vulnerable situations, who are referred on to the project by local partners. Our project aims to ensure that the most vulnerable households across Port Glasgow can access impartial energy advice, advocacy and support. By doing so, our project seeks to empower people who are facing economic hardships, discrimination, health inequalities or long-term unemployment. The project will ensure that support and guidance is available for these groups to

navigate energy related challenges effectively, and to reduce fuel poverty and fuel fear across Port Glasgow.

8.0 **River Clyde Homes (RCH) – Statistical Information**

8.1 The following statistical information was provided:-

- 106 privately owned properties within PGTC;
- 138 RCH tenanted properties;
- 31 lettable voids; and
- 12 unlettable properties (Out of Management properties requiring various repairs).

8.2 It was advised that 9 Fore Street and 2 King Street flats are predominantly in private ownership. RCH are experiencing chaotic and aggressive squatters who have caused a lot of damage in 9 Fore Street. It was noted the fire damage caused to the RCH property, in 2 King Street, by the adjacent privately owned property, is about to undergo repair works, to bring their property back into commission.

8.3 It was noted the 31 lettable voids are proactively being marketed, however, demand is poor. Therefore, RCH Officers are continuing to liaise with the Scottish Government's Ukrainian Longer term Resettlement Group and IC's Homelessness and Settlement Service to further let PGTC properties. ([Link to Ukraine Longer Term Resettlement Fund](#))

However, CC noted that since the PGTCRF meeting in June 2024, voids have decreased from 52 to 31, which is a significant decrease. SB advised this was due to the Long-Term Resettlement and Refugees who have been successfully supported into PGTC properties.

8.4 It was further noted there are currently 10 voids within the Highrise's and demand has been poor, which is unusual for these properties.

RM raised the possibility of creating a community flat for the residents of the Highrise's. SB advised they had sent out a survey to all Highrise residents, asking if they would like a community flat set up. It was noted that the responses were poor, possibly due to the responsibilities and costs associated with a tenant run community flat.

RA highlighted that 7½ JWS's Brew Buddies, Knitting and Beading Groups as well as the Ladies Swimming Club are predominantly attended by Highrise residents, therefore there is a high level of social interaction via their establishment.

8.5 It was reported that a number of broken windows at 2, 3 and 15 JWS are broken/boarded up, suggesting this is detracting people from moving into JWS.

8.6 A discussion took place with regards to using 10 King Street for supported living, in partnership with the Richmond Fellowship and RCH.

RCH advised they already have a similar scheme at 1 Station Road, which hasn't been successful, resulting in a number of empty properties and lack of income for RCH; due to the complex vetting requirements when housing general tenants.

8.7 It was requested that a multi-agency focus is applied to the corner that incorporates JWS, Fore Street and Bay Street as this area needs shopping, housing and environmental issues addressed.

8.8 It was noted that PG25 volunteers at 15 JWS are also working together, to alleviate the drug issues blighting the TC.

9.0 Any Other Competent Business (AOCB)

9.1 PG25 advised they are holding a Housing Forum event on 6 November 2024, within PG Town Hall. Between now and the meeting, they plan to carry out a door knocking exercise to every TC flat, Highholm Street and the Highrise's to gauge whether there is interest in setting up a PGTC Tenants and Residents Association Group.

9.2 It was noted that the PG West Community Council and Chair of the PGTCRF will work together and liaise with Tesco on a number of issues within the Gallacher Retail Park as follows:-

- Tesco trolleys being taken and left within surrounding communities;
- Additional Bus Stop; and
- Argylls' Parade's missing lighting and trees.

9.3 PG25 advised they are working with Senior IC Finance Officers, to look at promoting how the whole of Inverclyde can support businesses that contribute to the Council's Common Good Fund, which benefits all of Inverclyde with local events.

9.4 It was unanimously agreed that representatives from the Port Glasgow East Community Council (PGECC) can become members of the PGTCRF.

Decided:-

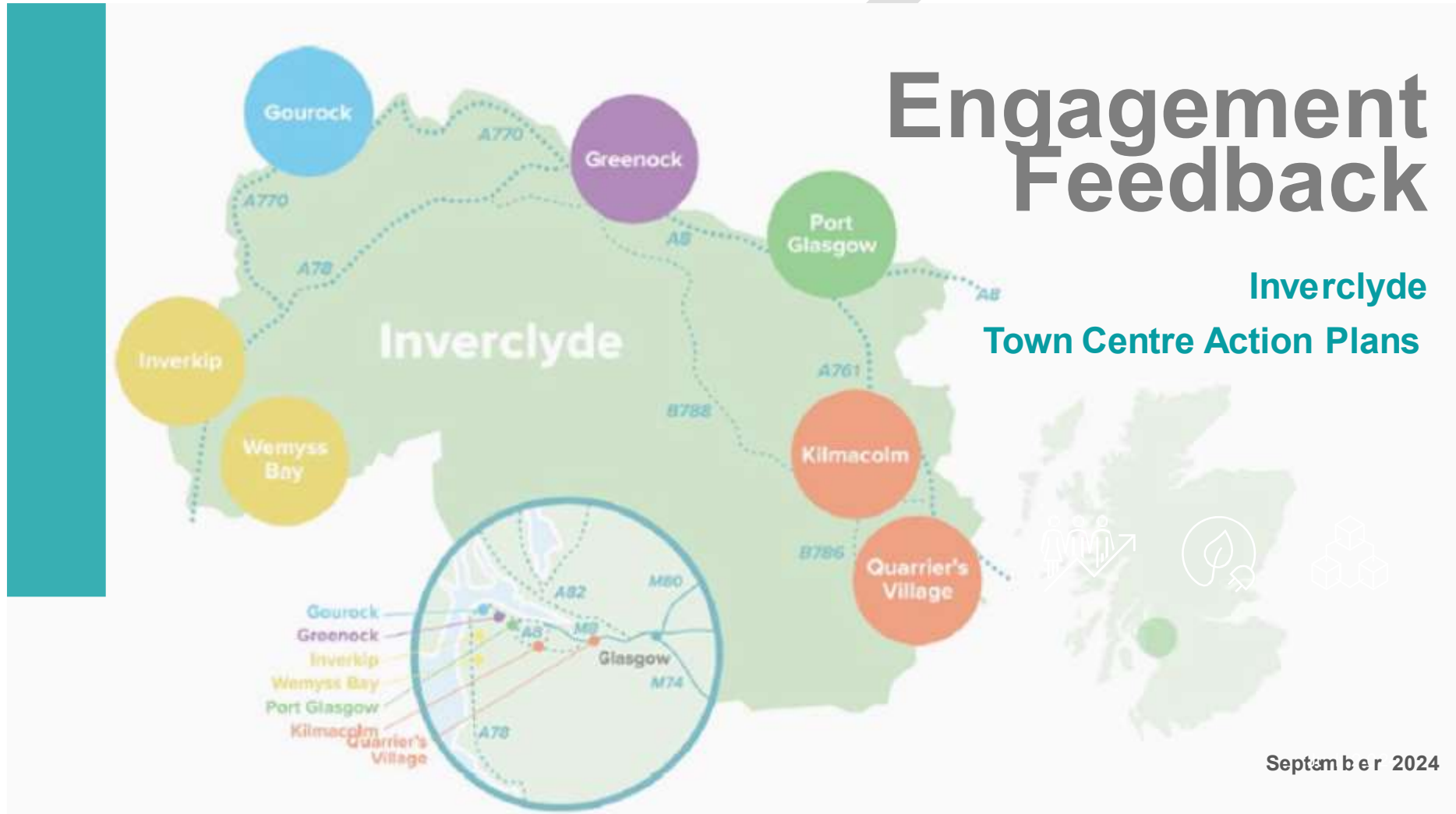
- **AMB to liaise with PGECC to invite representatives onto the Forum.**

10.0 Date of Next Meeting

Thursday 12 December 2024, by Hybrid format (Boardroom 1 and via Webex Videoconferencing).

Chair Signature Date

APPENDIX 1



Classification- No Classification

Port Glasgow Town Centre Action Plan

Consultation & Engagement

- Port Glasgow Town Centre Regeneration Forum- Briefing/Meetings
- Inverclyde Place Team- Meetings Officers
- Previous Consultations & Engagement & Area Socio-Economic Baseline / Locality Plan
- TCRF Site Walkaround April 2024
- Public Drop-In Event June 2024
 - Comment Feedback Forms
 - Post-It notes
- On-line Engagement & Survey
 - Site viewed 300+ times by 232 individuals
 - 40 responses to online survey



Classification- No Classification

Port Glasgow Town Centre Action Plan

Key Comments

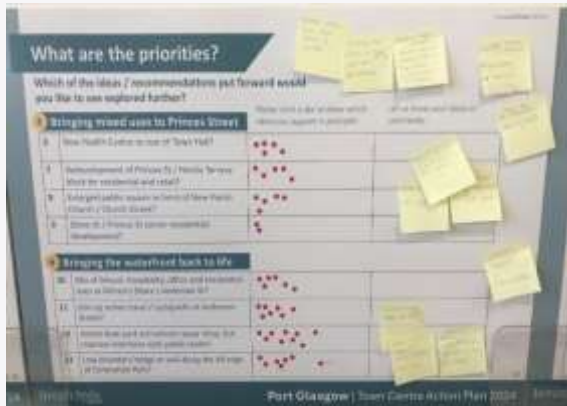
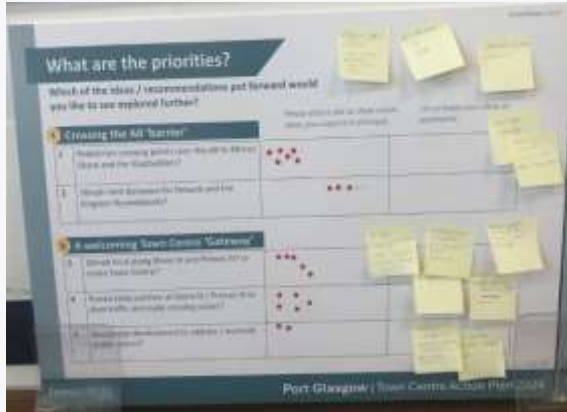
- **First Impressions-** Deep Clean/ maintenance of town centre was raised several times.
- **Address empty/ vacant shops & buildings-** Support for mix of uses including restaurants/cafésetc.
- **Enhance waterfront** – Waterfront is key underused asset. Create safe links to Mirren's Shore and provide different waterfront uses – café/ bar/ restaurants.
- **Recognise and celebrate heritage**– Heritage trail, marine park/ museum, celebrate built heritageetc.
- **Support community**– Provide indoor & outdoor community spaces that can be used for events, space for projects/ charities or social spaces.



Classification- No Classification

Port Glasgow Town Centre Action Plan

In Person Votes



| | |
|--|--------------------------------|
| | Crossing A8 Barrier |
| | Gateway |
| | Mixed Use Princes St / TC Core |
| | Enhance Waterfront |
| | Improved Pedestrian Access |

| | Proposals Ranked in Order | Total votes |
|----|--|-------------|
| 1 | Community-run heritage centre /café | 8 |
| 2 | Small watersports centre/ public toilets park? | 8 |
| 3 | Retain boat yard but improve public realm? | 7 |
| 4 | New path Barr's Brae /station? | 6 |
| 5 | New path Gourock Rope Works | 6 |
| 6 | Low boundary hedge/wall at A8 Coronation Park? | 6 |
| 7 | Join up active travel Anderson Street? | 6 |
| 8 | Enlarged public square New Parish Church | 5 |
| 9 | Festival and live music events space? | 5 |
| 10 | Mix of uses at Mirren's Shore | 5 |
| 11 | Pedestrian crossing points over A8 | 5 |
| 12 | Raised table junction Shore St / Princes St | 4 |
| 13 | New Public Building | 4 |
| 14 | Princes St / Huntly T residential/ retail? | 4 |
| 15 | 30mph limit Newark /Kingston Roundabouts | 3 |
| 16 | 20mph limit Town Centre | 3 |
| 17 | Signage & path improvements Birkmyre Park? | 3 |
| 18 | Residential development at gateway | 2 |
| 19 | Shore St / Princes St residential | 2 |

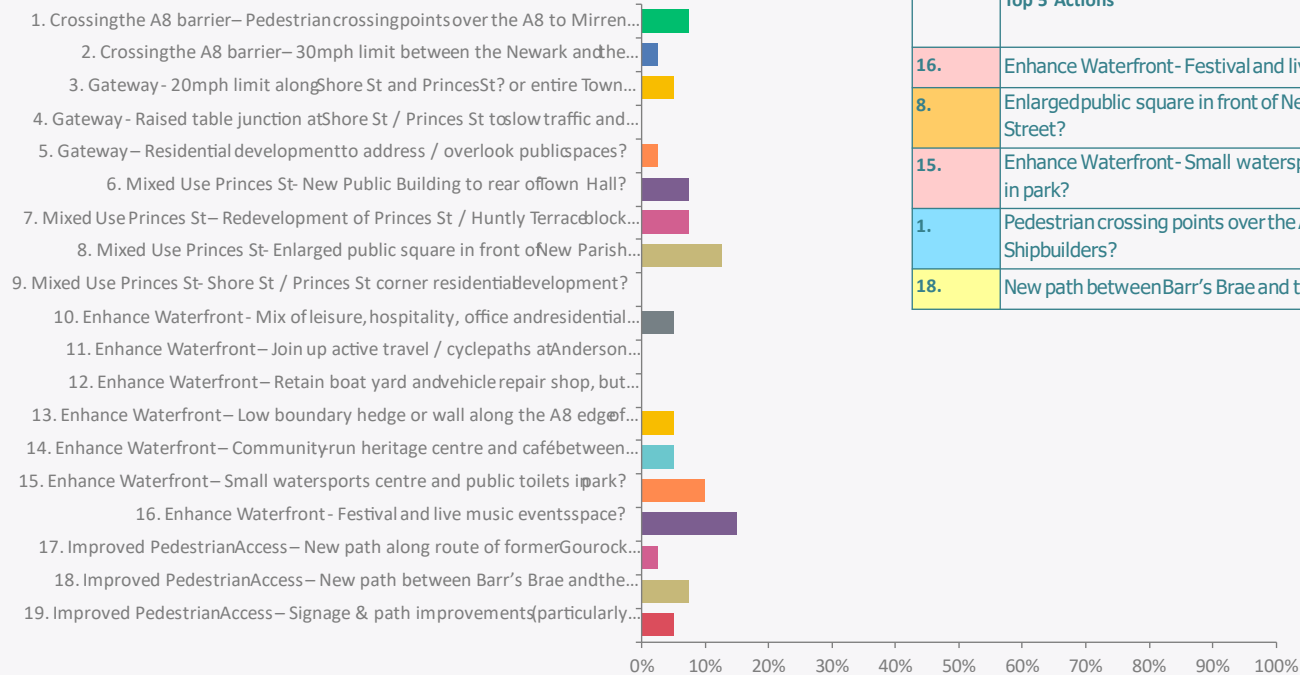
Classification- No Classification

Port Glasgow Town Centre Action Plan Online Votes

Q3: Please choose your Top 5 Priority Actions

• Answered: 40 Skipped: 0

| | |
|--|--------------------------------|
| | Crossing A8 Barrier |
| | Gateway |
| | Mixed Use Princes St / TC Core |
| | Enhance Waterfront |
| | Improved Pedestrian Access |



| | Top 5 Actions | Total votes |
|-----|--|-------------|
| 16. | Enhance Waterfront - Festival and live music events space? | 6 |
| 8. | Enlarged public square in front of New Parish Church / Church Street? | 5 |
| 15. | Enhance Waterfront - Small watersports centre and public toilets in park? | 4 |
| 1. | Pedestrian crossing points over the A8 to Mirren Shore and the Shipbuilders? | 3 |
| 18. | New path between Barr’s Brae and the station? | 3 |

Classification- No Classification

Port Glasgow Town Centre Action Plan

| | |
|--|--------------------------------|
| | CrossingA8 Barrier |
| | Gateway |
| | Mixed Use Princes St / TC Core |
| | Enhance Waterfront |
| | Improved Pedestrian Access |

| | Proposal | In-person 'votes' (from circa 20No.) | No. 1 priority project (40No. on-line) | Top 5 priority projects (on-line) | Total votes |
|----|---|--------------------------------------|--|-----------------------------------|-------------|
| 1 | Pedestrian crossing points over the A8 to Mirren Shore and the Shipbuilders? | 5 | 3 | 2 | 10 |
| 2 | 30mph limit between the Newark and the Kingston Roundabouts? | 3 | 1 | 1 | 5 |
| 3 | 20mph limit along Shore St and Princes St? or entire TownCentre? | 3 | 2 | 0 | 5 |
| 4 | Raised table junction at Shore St / Princes St? | 4 | 0 | 1 | 5 |
| 5 | Residential development to address / overlook public spaces? | 2 | 1 | 1 | 4 |
| 6 | New Health Centre to rear of TownHall? | 4 | 2 | 3 | 9 |
| 7 | Redevelopment of Princes St / Huntly Terrace block for residential and retail? | 4 | 2 | 2 | 8 |
| 8 | Enlarged public square in front of New Parish Church / Church Street? | 5 | 5 | 2 | 12 |
| 9 | Shore St / Princes St corner residential development? | 2 | 0 | 1 | 3 |
| 10 | Mix of leisure, hospitality, office and residential uses at Mirren's Shore / Anderson St? | 5 | 1 | 5 | 11 |
| 11 | Join up active travel / cyclepaths at Anderson Street? | 6 | 0 | 0 | 6 |
| 12 | Retain boat yard and vehicle repair shop, but improve interfaces with public realm? | 7 | 0 | 0 | 7 |
| 13 | Low boundary hedge or wall along the A8 edge of Coronation Park? | 6 | 2 | 2 | 10 |
| 14 | Community-run heritage centre and café at Coronation Park? | 8 | 2 | 1 | 11 |
| 15 | Small watersports centre and public toilets in park? | 8 | 4 | 3 | 15 |
| 16 | Festival and live music events space? | 5 | 6 | 1 | 12 |
| 17 | New path along route of former Gourrock Rope Works? | 6 | 1 | 1 | 8 |
| 18 | New path between Barr's Brae and the station? | 6 | 3 | 1 | 10 |
| 19 | Signage & path improvements through Birkmyre Park? | 3 | 2 | 0 | 5 |

| | Proposals Ranked in Order | Total votes |
|----|--|-------------|
| 1 | Small watersports centre/ public toilets park? | 15 |
| 2 | Enlarged public square New Parish Church | 12 |
| 3 | Festival and live music events space? | 12 |
| 4 | Mix of uses at Mirren's Shore | 11 |
| 5 | Community-run heritage centre /café | 11 |
| 6 | Pedestrian crossing points over A8 | 10 |
| 7 | Low boundary hedge/wall at A8 Coronation Park? | 10 |
| 8 | New path Barr's Brae /station? | 10 |
| 9 | New Public Building | 9 |
| 10 | Princes St / Huntly Ter residential/ retail? | 8 |
| 11 | New path Gourrock Rope Works | 8 |
| 12 | Retain boat yard but improve public realm? | 7 |
| 13 | Join up active travel Anderson Street? | 6 |
| 14 | 30mph limit Newark /Kingston Roundabouts | 5 |
| 15 | 20mph limit TownCentre | 5 |
| 16 | Raised table junction Shore St / Princes St | 5 |
| 17 | Signage & path improvements Birkmyre Park? | 5 |
| 18 | Residential development at gateway | 4 |
| 19 | Shore St / Princes St residential | 3 |

Classification- No Classification

Port Glasgow 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

- **Priority, Early & Medium-Term Actions**

- **Programme of Investment**

- Changing Funding Environment / Change to Levelling-Up
- Realistic Programme & Opportunity to Leverage Funding
- Clear Early Wins



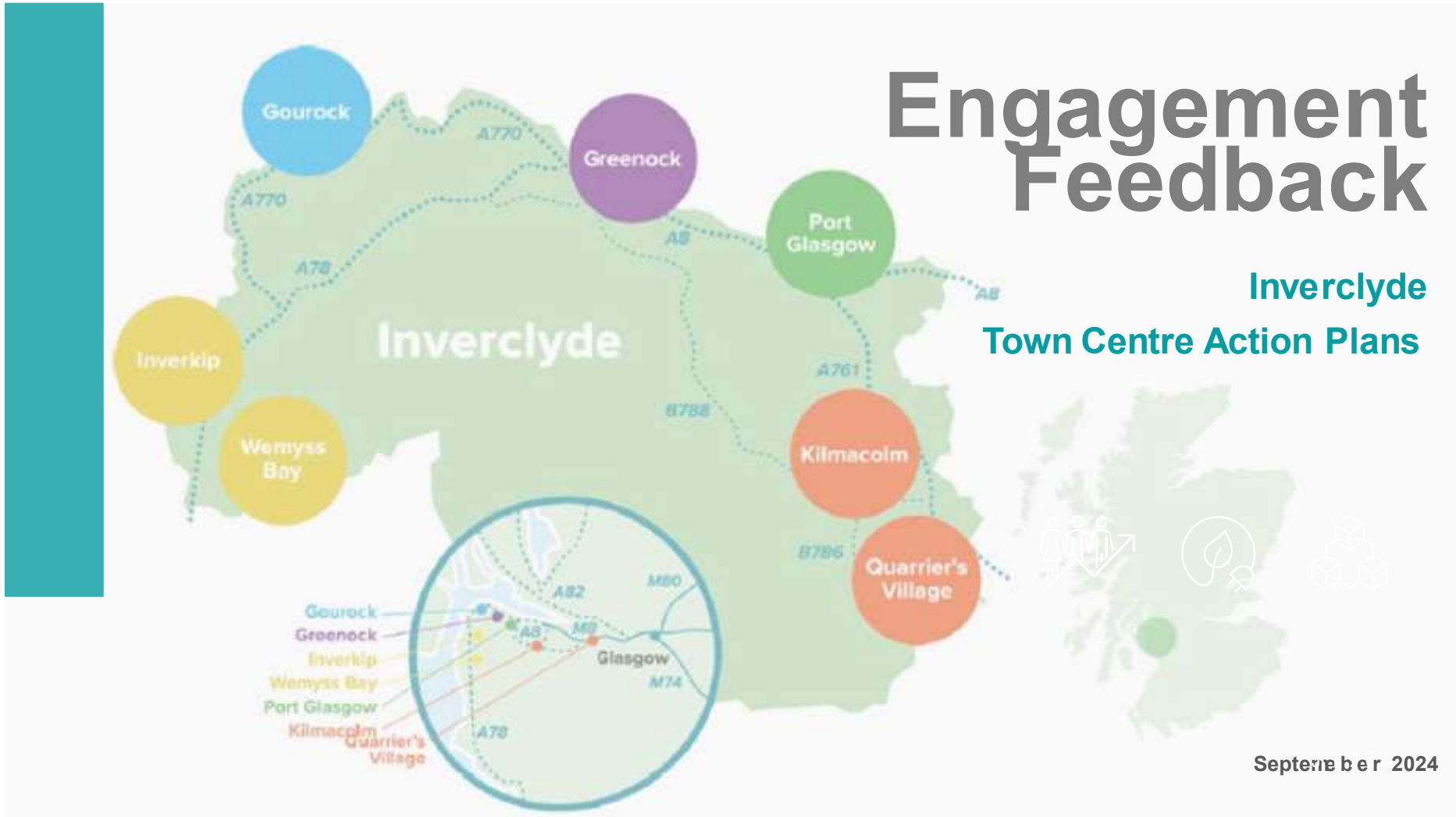
Classification- No Classification

Port Glasgow Town Centre Action Plan

Next Steps

- **Drafting Action Plan:**
 - Draft Issue with IC this week
 - Confirmation of Scope / Meets Brief
 - Final Drafting / Project Review
 - 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





End of Document.