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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>3 May 2018</b>
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration &amp; Resources</b>	<b>Report No:</b>	<b>AG LP/048/18</b>
<b>Contact Officer:</b>	<b>Audrey Galloway</b>	<b>Contact No:</b>	<b>01475 712102</b>
<b>Subject:</b>	<b>McLean's Yard, Cove Road, Gourock</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the outcome of a two-stage community consultation which has taken place in respect of the former McLean's Yard in Cove Road, Gourock.

## 2.0 SUMMARY

- 2.1 The site of the former McLean's Yard in Cove Road, Gourock (as outlined in red in Appendix 1) has been on the surplus property list for many years. It was exposed to the market and a closing date for offers was fixed for 21 July 2017 at which time three offers were received. This was reported in detail to this Committee at the meeting of 31 August 2017, at which the Committee decided that no further action should be taken at that time in respect of the offers, remitting officers to conduct further community consultation on prospective community uses for the site and to report back to the Committee. The site is within the Common Good.
- 2.2 The outcome of this consultation was reported to this Committee in October 2017 and the Committee decided not to sell the site for residential purposes but to remit officers to provide a more detailed report to a future meeting of this Committee on proposals for a specific community use for the site.
- 2.3 Officers have carried out a further two stage consultation seeking a) community use proposals from community groups and thereafter b) inviting comment on those proposals. The details of this consultation and the proposed community uses that have come forward are set out in the body of the report. Officers are now seeking a decision from the Committee as to which (if any) of the community use proposals that have come forward should be progressed.

## 3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 considers the three proposed community uses that have come forward as a result of the community consultation;
- 3.2 notes that each of the proposed uses has merit in relation to the objectives of community use; and
- 3.3 if the Committee so approves, that it be remitted to the Head of Legal & Property Services in consultation with other appropriate officers to negotiate further with the Gourock Schools and Churches Together Group so that a more detailed report on its proposals can be considered at the August 2018 meeting of this Committee.

## 4.0 BACKGROUND

- 4.1 This site is within the Common Good. The site has been surplus for a number of years. It was brought to the market early 2017 and at closing date in July 2017 three offers were received, all of which were for residential purposes.
- 4.2 At its 31 August 2017 meeting, the Committee decided to note the offers received at closing date, but that no further action should be taken on the same at that time and that it be remitted to officers to carry out further community consultation on prospective community uses for the site and submit a further report to this Committee on the outcome of those consultations.
- 4.3 In accordance with this remit officers conducted further community consultation and this was reported to this Committee in October 2017. In light of the content and extent of the community responses, the Committee decided not to sell the site for residential purposes but to remit officers to provide a more detailed report to a future meeting of this Committee on proposals for a specific community use for the site.
- 4.4 In accordance with this remit, Officers conducted a further two stage community consultation on community use proposals for the site. The first stage invited groups or individuals to submit proposals of any community uses for the site. The consultation was publicised by way of a notice put up at the site itself (a copy of which is attached as Appendix 2) and was included on the “Your Council, your say” consultation page of the Council website. This detailed that community use proposals were sought by 28 February and that proposals should include details of the group, the community benefit and how the proposal will be funded and whether that funding is arranged.
- 4.5 Additionally officers made direct email and written contact with the following parties to make them aware of the consultation, advising them how to respond and inviting any proposals or comments that they may have:
  - a) Gourock Community Council;
  - b) Greenock West and Cardwell Bay Community Council;
  - c) Cardwell Bay Sailing Club;
  - d) Eastern View Tenants and Residents Association; and
  - e) RCH (both as RSL with an interest in neighbourhood property and as they organise a Sheltered Housing Forum, where matters affecting the Riverside Gardens properties are discussed).
- 4.6 As stated, this first stage closed on 28 February 2018 and the groups and community use proposals that came forward are detailed below at paragraphs 4.7, 4.8 and 4.9.

### Gourock Schools and Churches Together (GSCT)

- 4.7 This proposal has been submitted by an established local group which has support from local churches and schools. GSCT have been in existence for a number of years and up until 2015 had received funding for their various educational and charitable activities through contributions from the various schools and churches in Gourock. It is understood that GSCT has had charitable status from 2016. Since 2015 GSCT has been in receipt of funding from the David Sharp Trust, a housing trust local to Gourock set up around 1919 to provide affordable housing to the town. (The trust deed requires that any revenue in excess of that required for the maintenance of the properties belonging to the Sharp Trust is invested in Gourock for work which will benefit the community). GSCT has been active in seeking a location for a community garden use within the Gourock area. Along with their objective in securing community involvement in a community garden, the group's intention is to also have a spiritual area for reflection and contemplation available along with the possibility of putting on some small scale music performances to attract community interest in this location.

This group proposes to lease the site from the Council and to develop a community garden on it. The idea behind their project is to incorporate the growth of plants and vegetables into the school curriculum, looking at sustainability, ecosystems the impact on the environment etc. They also intend encouraging use of the site by disadvantaged individuals/groups and there

will be a spiritual area for quiet reflection. More detail and proposals will be available at the design stage. The Group's submission is Appendix 4.

#### Cardwell Bay Association of Small Boat Owners

- 4.8 This proposal has been submitted by a group of boat owners in this area (30 in number) which proposes to use the site as a storage area for motor cruisers for local users. The group identifies the community benefits as boats not being parked on roadways or outside houses. The group would ask for the site to be handed over as a serviced yard with power, water and sewerage connections.

This group proposes to establish a community boat club where the community will feel encouraged to own and keep a boat locally, knowing they can: safely store their boat at any time of the year; launch their boat back into the water via the slipway across from the site; access the site to work on their boat if it is in need of any repairs during the year. To avoid noise causing nuisance to neighbours, yachts would be excluded from storage (as these have noisy rigging) and agreement would be reached as to times during which power tools could not be used. The group proposes to install a portacabin and toilet facility on the site, and (subject to necessary agreement with the Council being reached) undertake cleaning and maintenance of the slipway as part of the project. The group feels that the community would benefit as boats would no longer be stored on the road outside private residences. The Group's submission is Appendix 5.

#### Group proposing Maritime Educational Centre

- 4.9 This proposal has been submitted by an individual on behalf of a group which is seeking to maintain the historical link with traditional boat building skills in Gourock and, indeed, the whole of Inverclyde. The Group hopes to identify and bring together stakeholders with an interest in retaining traditional boat building skills and it views the Scottish Government's SVQ Pathways Modern Apprenticeship Scheme as a means of achieving this.

This group proposes establishing a Maritime Educational Centre, in keeping with the previous use of the site as a boat building and repair yard. They propose to base the training to be provided, via a partnership with local schools, colleges/training providers and employers, on the Scottish Vocational Qualification (SVQ) Boat Repair and Building Pathway. The group confirms it has had positive and supportive discussions both with local employers and a yachting association in relation to this project. Their proposal would (subject to necessary agreement with the Council being reached) utilise the adjacent slipway, and the group have indicated they may enter discussion with the owners of an adjacent jetty to seek to utilise this also. The group feels that their proposal has the benefit of allowing those with skills associated with boat building and repair, and who may be reaching retirement age, to pass on those skills to apprentices and young people wishing to learn them, and with those apprentices and young people leaving with a nationally recognised qualification. This submission is Appendix 6.

- 4.10 The second stage of the consultation process from 12 March to 28 March sought views and comments from the community on the above specific proposals. This stage was again published on the consultations page of the Council website, in terms of Appendix 3. Officers again made direct email or written contact on the proposals with the following parties:

- a) Gourock Community Council;
- b) Greenock West and Cardwell Bay Community Council;
- c) Cardwell Bay Sailing Club;
- d) Eastern View Tenants and Residents Association; and
- e) RCH (on the same basis as above)

to remind them of this second stage of the consultation, to provide them with details of the proposals received, to invite any comments they may have and to advise them of how and by when such comments should be made.

The Council set a closing date of 5pm on 28 March 2018 for anyone wishing to comment on the proposed community uses. No further views or comments have been received as at the

closing of the consultation.

## **5.0 ASSESSMENT OF PROPOSALS**

5.1 All of the proposals which have been submitted merit the Committee's consideration as they all, to different extents, meet the community use objective set out within the consultation process. Within that consultation process, the Committee should note that no comments have been received on any of the three proposals. Assessment to date of the three proposals has taken into account consideration as to whether there is any opportunity for site sharing amongst the proposed uses. The nature of the proposed uses are such as to suggest a possible link between the two boat yard proposals but a conflict in use between the community garden and the other types of uses could clearly be foreseen. Accordingly, any site sharing proposals would need further detail and liaison with the groups to determine if combined site usage – especially given its restricted size – would be feasible.

5.2 The criteria for officer consideration of initial proposals to date is based upon the following:-

- details of the group or individual submitting the proposal (whether the group is established or recently created; the membership of the group; incorporation or OSCR registration; formal constitution; office bearers; regular meetings; bank account/access to funding);
- the proposed community use;
- the community benefit that arises;
- how the proposal is funded and whether that funding is arranged.

Some of the above details are currently being followed-up and any such information will be available for Members at the meeting.

5.3 A critical requirement of the Council's assessment of proposed uses will involve the obtaining of statutory consents, such as planning applications or building warrants, for any detailed use of the site in future. It must be noted that the site is located within a residential area and within close proximity of a sheltered housing complex. The Head of Regeneration & Planning advises that the area is identified as an allocated housing site with a capacity of 15 units within the existing Local Development Plan. The proposed Local Development Plan offers more flexibility by no longer making this allocation. The site is still identified as within a residential area, so any proposal which the subject of a planning application will be assessed with regard the impact on amenity, character and appearance of the area. The Council has to be sensitive to the neighbouring residential uses and to the planning policies for the area. Planning applications for any of the uses proposed will be required in the future; neighbours will be notified and the planning assessment will consider the appropriateness of any development with reference to a range of issues that are likely to include noise and activity, hours of operation, pedestrian and vehicular traffic safety and the visual appearance.

5.4 Two of the proposals wish to utilise the site for maritime purposes, in keeping with the history of the yard. The Maritime Educational Centre proposed use has educational and economic benefits and would potentially link with the local further education college. Furthermore, the Cardwell Bay Association of Small Boat Owners will have specific neighbourhood advantages for boat storage and it has said it will attempt to be compliant with the needs of the residential area. Nevertheless, planning permission would require to be sought for these proposed uses. While the assessment of any future planning application cannot be prejudiced by any comments within this report, it can be noted that a boat yard use with the activity of boat repairs, maintenance, storage and movement is not typically compatible with residential amenity. The anticipated assessment criteria suggest that these proposals are likely to be contrary to planning policy for the site and that planning permission would be likely to be refused.

5.5 The proposal from the Gourock Schools and Churches Together group could potentially meet the expectations for community use and planning in this area. The GSCT is an established group within the locality and has stated that it has access to funds for development. This group has been active in seeking a location for some time and at other possible locations. It is fair to note that other, alternative sites might be identified in the area but the present site meets the GSCT requirements and also achieves planning compatibility with the existing

neighbouring uses; the range of proposed uses including a community garden, an area for reflection and contemplation and the possibility of putting on some small scale music performances to attract community interest are all activities which may be found in a park.

- 5.6 On the basis of the above assessment it is proposed that further negotiations take place with GSCT in order to develop its proposals for this location. The other uses could achieve Common Good objectives but there is concern in respect of the possible incompatibility of the proposed uses with the neighbouring residential area and the Committee is asked to have regard to these concerns. As part of the process of consultation and feedback, officers have advised the two boat yard proposals of the nature of the concerns above so that they may be aware of these and be enabled to make representations in that regard.
- 5.7 It is noted that each of the proposals has individual merit and all seek to bring this site back into community use for the benefit of local residents and Inverclyde. The nature of the assessment indicates that the proposal from the GSCT group could be taken forward subject to further detailed liaison on implementation of its proposed use.

## 6.0 IMPLICATIONS

### Finance

#### 6.1 Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs/(Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments

### Legal

- 6.2 The site forms part of the Common Good of the former Gourrock Burgh, but is alienable Common Good, meaning it is at present open to the Council to sell or to lease the site in the same way as general fund assets, should it so wish, with any proceeds being directed to the Common Good Fund. If the Council so dedicates this site to a public purpose by deciding to implement one or other of these use proposals then it will be arguable the site becomes inalienable Common Good, meaning that any decision to sell or re-appropriate thereafter would require consent of the court in terms of Section 75 of the Local Government (Scotland) Act 1973. This will be considered by officers when structuring any future proposals with a community group.

### Human Resources

- 6.3 No Implications.

### Equalities

- 6.4 No Implications.

## **Repopulation**

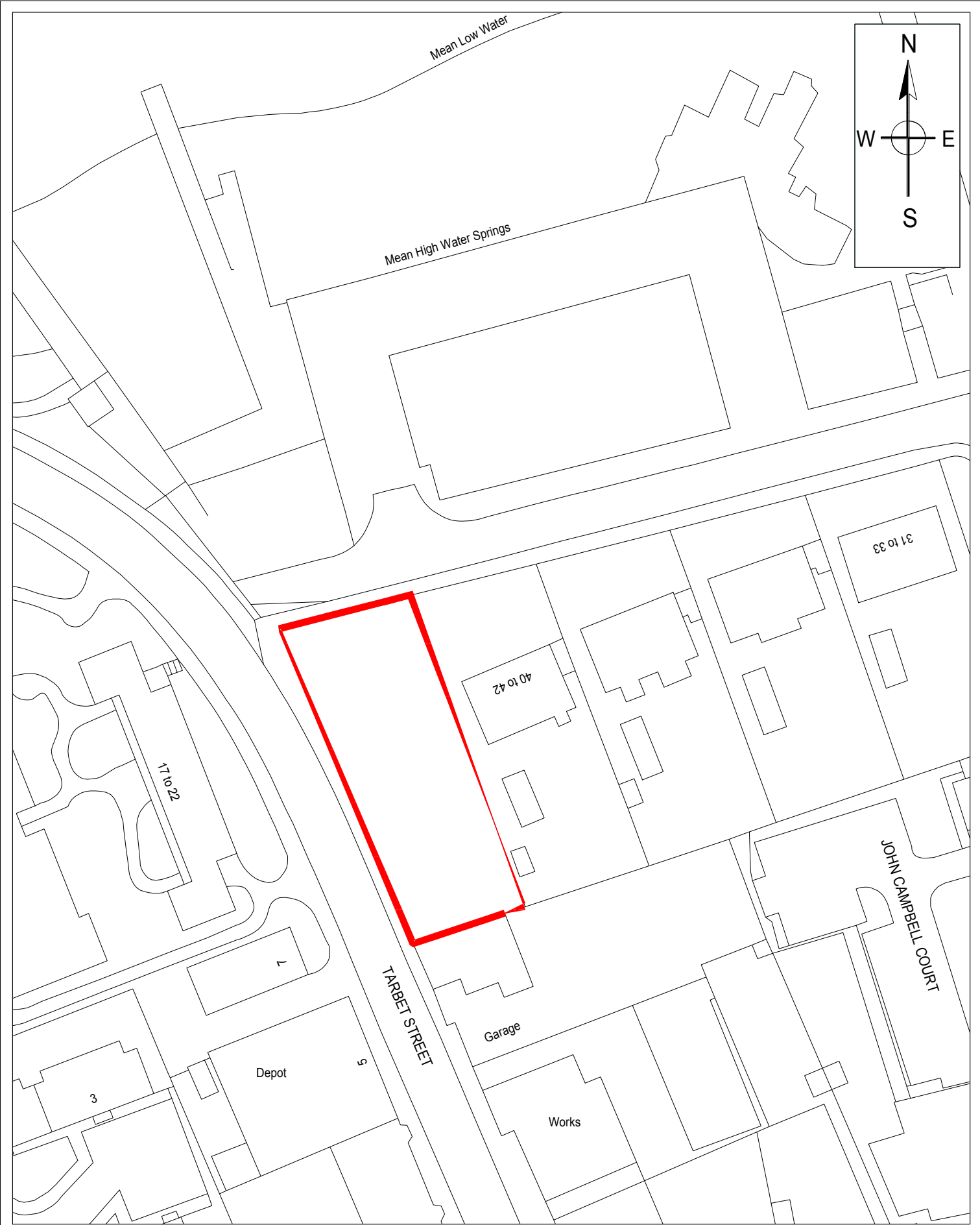
6.5 No Implications.

## **7.0 CONSULTATIONS**

7.1 This report has been considered by the CMT.

## **8.0 BACKGROUND PAPERS**

8.1 None



The area shown outlined in red extends to 0.099 Hectares or thereby.

**APPENDIX 1**

**THIS PLAN IS INDICATIVE ONLY.**

**Former McLean's Yard, Cove Road, Gourock.**

SCALE: 1:750      DRAWN BY: User Name  
 Originating Group:

DATE  
 Drawing No.      mcleanyd

# Inverclyde council

## Consultation on Proposals for Community Uses of Ground at Cove Road, Gourock (former McLean's Yard) – Stage one open until 5pm on 28 February 2018

**Inverclyde Council wants to hear the views of the community on proposals for community use of the site at Cove Road, Gourock (former McLean's Yard).**

### Previous Consultation

Inverclyde Council previously consulted on proposals to sell the site at Cove Road, Gourock (former McLean's Yard), and taking into account of the responses to that consultation, decided to retain the site in Council ownership and to explore possible community uses for the site.

The site is shown in the plan opposite.

### Current Consultation

Inverclyde Council has now launched a two stage consultation on community use proposals. The information on this notice is also published on the Council's consultations webpage at:

**[www.inverclyde.gov.uk/yoursay](http://www.inverclyde.gov.uk/yoursay)**

In this first stage, the Council is inviting groups or individuals to submit proposals of any community uses that they wish use this site for.



Site of Mclean's Yard

Anyone wishing to submit proposals for a community use of the site may do so by no later than **5pm on 28 February 2018** either by email to:

**[property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk)**

or in writing to

**The Head of Legal and Property Services,  
Inverclyde Council,  
Municipal Buildings,  
Clyde Square,  
GREENOCK,  
PA15 1LX.**

**Individuals or organisations submitting proposals should include their name, address and contact details in their response, and be aware that such proposals may be published by the Council in Stage 2 of this consultation.**

Proposals should include:

- details of the group or individual submitting;
- the proposed community use;
- the community benefit that this will bring; and
- how the proposal will be funded, and if that funding is arranged.

Council staff will discuss proposals received with the individual or group submitting, with a view to adding them to a list of possible community uses.

Immediately after the closure of the first stage of the consultation on 28 February 2018, the Council will start the second stage of the consultation. This will seek views and comment from the community on all of the community uses which have been proposed and which will remain open until the **20 March 2018**. Further details of this will appear on the Council's consultation webpage **[www.inverclyde.gov.uk/yoursay](http://www.inverclyde.gov.uk/yoursay)** in due course.

The responses to both the stages of the consultation will be reported to a future meeting of the Environment and Regeneration Committee, and it is anticipated that will if possible be to the meeting on the 3 May 2018.

The Council's Property Assets Team welcome any questions from or discussion with individuals or groups, be that on a specific proposal or on any other aspect of this consultation, and they can be contacted **01475 712 102** or **[property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk)**.



## Appendix 3 – Consultation Stage 2, published information.

### Consultation on Proposals for Community Uses of Ground at Cove Road, Gourock (former McLean's Yard)

The Council wants to hear the views of the community on proposals for community use of the site at Cove Road, Gourock (former McLean's Yard).

#### Previous Consultation

Inverclyde Council previously consulted on proposals to sell the site at Cove Road, Gourock (former McLean's Yard), and taking into account of the responses to that consultation, decided to retain the site in Council ownership and to explore possible community uses for the site.



Former McLean's Yard, Gourock

The site is shown in the plan that can be downloaded from the documents section of this page.

#### Current Consultation

Inverclyde Council launched a two stage consultation on community use proposals.

The first stage of this consultation closed on 28 February 2018, and invited groups or individuals to submit proposals of any community uses that they wish use this site for.

The community use proposals that have come forward are listed below, and in the second stage of this consultation the Council is seeking views and comment from the community on the community these proposals.

Anyone wishing to comment on the community use proposals listed below may do so by no later than **5pm on 28 March 2018** either by email to:

[property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk)

or in writing to

**The Head of Legal and Property Services,  
Inverclyde Council,  
Municipal Buildings,  
Clyde Square,  
GREENOCK,  
PA15 1LX.**

**Individuals or organisations submitting comments on proposals should include their name, address and contact details in their response, and be aware that such comments may be included in a public report to appropriate Council Committee on the matter.**

The responses to both the stages of the consultation will be reported to a future meeting of the Environment and Regeneration Committee, and it is anticipated that will if possible be to the meeting on the 3 May 2018.

The Council's Property Assets Team welcome any questions from or discussion with individuals or groups, be that on a specific proposal or on any other aspect of this consultation, and they can be contacted 01475 712 102 or [property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk).

Community uses being considered.

Please note that the details provided below are expressions of the views and opinions of the groups in question and should not be read as an endorsement of those views or opinions by Inverclyde Council.

### **1. Gourock Churches and Schools Together (GCST)**

This group proposes to lease the site from the Council and to develop a community garden on it. The idea behind their project is to incorporate the growth of plants and vegetables into the school curriculum, looking at sustainability, ecosystems the impact on the environment etc. They also intend encouraging use of the site by disadvantaged individuals/groups and there will be a spiritual area for quiet reflection. More detail and proposals will be available when at the design stage.

### **2. Cardwell Bay Association of Small Boat Owners**

This group proposes to establish a community boat club where the community will feel encouraged to own and keep a boat locally, knowing they can: safely store their boat at any time of the year; launch their boat back into the water via the slipway across from the site; access the site to work on their boat if it is in need of any repairs during the year. To avoid noise causing nuisance to neighbours, yachts would be excluded from storage (as these have noisy rigging) and agreement would be reached as to times during which power tools could not be used. The group proposes to install a portacabin and toilet facility on the site, and (subject to necessary agreement with the Council being reached) undertake cleaning and maintenance of the slipway as part of the project. The group feel that the community would benefit as boats would no longer be stored on the road outside private residences.

### **3. Group proposing Maritime Educational Centre**

This group proposes establishing a Maritime Educational Centre, in keeping with the previous use of the site as a boat building and repair yard. They propose to base the training to be provided, via a partnership with local schools, colleges/training providers and employers, on the Scottish Vocational Qualification (SVQ) Boat Repair and Building Pathway. The group confirms it has had positive and supportive discussions both with local employers and a yachting association in relation to this project. Their proposal would (subject to necessary agreement with the Council being reached) utilise the adjacent slipway, and the group have indicated they may enter discussion with the owners of an adjacent jetty to seek to utilise this also. The group feels that their proposal has the

benefit of allowing those with skills associated with boat building and repair, and who may be reaching retirement age, to pass on those skills to apprentices and young people wishing to learn them, and with those apprentices and young people leaving with a nationally recognised qualification.

## APPENDIX 4

### GOUROCK SCHOOLS AND CHURCHES TOGETHER

Same proposals as for the Gourock Park site. Once we have the approval for a site we would look to involve schools and the community in designing the garden. The idea is to incorporate the growth of plants and vegetables into the school curriculum looking at sustainability, ecosystems the impact on the environment etc. We would also look to have a spiritual area. I am sure that a large number of further ideas will come from the design stage possibly including a musical area or place for relaxation.

The McLeans Yard site looks excellent and I am sure that the Council and Community would get a great return from The GSCT if we were able to get permission to develop it.

In terms of a 5yr ground lease that would be ideal.

Our plans would be as outlined previously to provide an area to grow plants, shrubs, fruit & Veg. We would like to have a spiritual area for reflection and contemplation, along with the possibility of putting on some small scale music performances which would bring the community together and draw them towards the space. In addition we feel that the possibility of defining an area for art work and highlighting the work of the GSCT and community activities would be useful.

Ideally we would like to have power and water on site and a tool store/shelter would be great. Part of our idea is to get the GSCT community to design the area once we know what type of space we have. With this in mind the possibilities are endless and should be fairly creative. Obviously we would want to liaise with the Council and local community as the ideas start to flow.

From a school point of view we want to use the space to develop themes from Curriculum For Excellence looking at conservation, environment, nature, wildlife, ecosystems, enterprise, design, discovery.....the list is really endless and would give the perfect medium for our young people in particular, to show their commitment to the community in which they live.

We have significant funding in place with access to regular annual funding to support this process i.e. pay for lease, purchase items for growing and providing features for display.

**CARDWELL BAY ASSOCIATION OF SMALL BOAT OWNERS**

Proposal to open a Boat Club.

Proposers: Jim Marshall, Gordon Esler, John O'Toole and Jim Devlin

(All proposers live within walking distance and viewing distance of the site).

Requirements for site:

- Portacabin (Approx: 20ft x 10ft, funding for this is already in place).
- Toilet (Funding will be available from each individual boat owner).
- Permission to maintain the slipway site opposite of the site grounds.

Approx boat owners: 40 – 50

Visitor boats: 100 - 200

Cardwell Bay association of small boat owners is a group of boat owners who gather at Cardwell Bay over a 12-month period every year, made up of boat owners who launch their boats from the Cardwell Bay slipway and maintain their boats in the Cardwell Bay area. The association is made up of (approximately) 50 boat owners. Each boat having a minimum crew of 2 adults, and also approximately 200 visitor boats to the Cardwell Bay area annually. For these boat owners we may service, maintain, launch their boat, all of this we do at no cost. As our main objective is to keep the Cardwell Bay boating community thriving. As opposed to other areas where the boating community has declined. Between April and November every year the Cardwell Bay slipway is used on a daily basis to launch boats and issues that have arose from this is that there is no public toilet at the slipway. Problems arise from this when you have 100 – 300 adults and children passing through every day. Having use of the site available with a toilet on site would immediately solve this issue.

The next problem that arises is that every boat owner who launches their boat daily during the season. All launch their boat off a trailer, who then leave the trailer on the slip way while they sail. The slipway then becomes inaccessible for other boat owners wanting to launch their boats. Having access to the site in question, we could make a space for boat owners to store their trailers daily while they sail. To avoid restricting the slipway area.

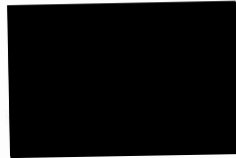
Another issue is that thousands of pounds of boating property and equipment are subject to theft due to a lack of storage facility. The site in question would immediately solve this issue. After the season closes and boats are due to come out of the water, the boat association owners have to find transportation to move their boats outwith the area. This results in money leaving the area and being spent in other areas. As boat storage can be a substantial cost. We would propose to provide boat storage for the local boating community at a non-profitable cost. Only so as to

pay the rental fees on the grounds and to maintain the site and toilet. Storage costs could be risen to accompany maintenance and toilet facility costs if necessary.

Our proposal is to launch a community boat club where the community will feel encouraged to own a boat in Gourrock and the surrounding area with the knowledge that they can safely store their boat at any time of the year, and have the assistance to launch the boat back into the water via the slipway across from the site, and also access to the site to work on their boat if it is in need of any repairs during the year.

Boats that are excluded from storage will be yachts, as these have noisy rigging. As we do not want to cause any upset to any neighbours. Any power tools used to repair any boats on this site will be shut off by a decided time with yourselves.

At this point I would like to add that over the past many years on many occasions the proposers have contacted Inverclyde District Council regarding this site, but to no avail.



28 February 2018

Head of Legal and Property Services  
Inverclyde Council  
Municipal Buildings  
Clyde Square  
Greenock  
Inverclyde PA15 1LX

Dear Sirs,

**Open Consultation - Proposals for community uses of ground at Cove Road, Gourock**

In accordance with the terms stated per Stage 1 of the consultation may I take the opportunity to submit the following proposal for the use of the former McLean's Boatyard.

Inverclyde has a rich maritime history and it is vital that this be maintained. It is noted that Hugh McLean & Sons Boatyard and slipway was latterly leased by Ritchie Bros. Ferrymasters for the repair, maintenance and winter storage of small marine craft and that Cove Road, Gourock was also the location of James Adam's boatyard.

This proposal to use the site for a Marine Educational Centre follows this long-standing maritime theme for Cove Road and is initially based on the Scottish Vocational Qualification (SVQ) boat building and repair pathway, copy attached, which is designed to ensure that connectivity in the marine industry is delivered through a partnership of schools, colleges / training providers and employers.

The site at Cove Road, Gourock is unique insofar as it also includes a slipway which can be used to launch and recover small vessels via the slipway at most stages of the tide, low water excepted, and adjacent to this site is the now derelict former Admiralty Jetty which is currently in need of substantial repair on the shoreward side. If this proposal is progressed then there may be scope to include the Jetty, currently in the ownership of Alexander Burke Jnr., to be put back into use thus enhancing the visual aspect of Gourock Bay which frequently features in calendars when viewed from the Lyle Hill, Greenock .

The benefits of this proposal are far reaching and involve many local and national leisure plus commercial organisations some of whom have already indicated that they will endorse the proposal.

An onsite visit with a senior representative from Ferguson Marine has proven to be positive on two fronts due to the demographics of their workforce where there is a large skill base of workers in various trades who will shortly be reaching retirement age and an influx of young apprentices willing to learn the various skills associated with boat building.

This project has the capacity of offering those reaching retiral age the opportunity to continue in the role of passing on their valuable skills to apprentices and young people wishing to learn the skills associated with boat building and repair with the added bonus of those apprentices and young people leaving with a nationally recognised qualification which they cannot achieve locally.

On the leisure side James Allan, Chief Executive Officer, Royal Yachting Association Scotland, has also expressed an interest in the proposal as any development of this type will undoubtedly have a positive potential for the recreational boating sector.

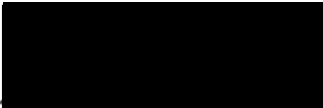
James added,

*"A development in Gourock has the potential to service a considerable local boating community that is a centre of activity particularly for racing but is also centrally placed to be accessible for custom from the surrounding Clyde area. We welcome all opportunities for growth in the marine industry, recognising the benefits for all through employment, business and the improved experience for the recreational boater".*

This project also has the prospect of expanding and safeguarding the jobs of lecturers at the West College Scotland - Greenock Campus and we are also seeking an endorsement from the British Marine Federation Scotland whom we see as major players in the project which has the potential to bring much needed inward investment and employment to Gourock and indeed Inverclyde.

It is known that both local community councils are agreeable to this site being used for a marine related development and I am hopeful that Inverclyde Council are similarly receptive to this proposal.

Yours sincerely,



Walter Barclay



# BOAT BUILDING AND REPAIR SVQ – PATHWAYS

Mandatory Units – All Pathways / All Candidates

- Unit 1** Complying with Statutory Regulations and Organisational Safety Requirements
- Unit 2** Using and Interpreting Engineering Data and Documentation
- Unit 3** Working Efficiently and Effectively in Engineering
- Unit 25** Slings, Lifting and Moving Materials, Machinery and Components in a Marine Environment

## Pathway 1 – Timber Boat Construction

Mandatory Units – All Candidates

Unit 216	Repairing yacht and boat wooden components and assemblies
Unit 217	Repairing yacht and boat composite components
Unit 229	Producing/finishing wooden structural components for yachts and boats using hand tools
Unit 230	Producing wooden structural components for yachts and boats using machines

Optional Unit – Candidates To Complete Any 3

Unit 138	Installing Marine Wooden Components
Unit 228	Lining off for assembly and erection of yacht and boat wooden components
Unit 224	Finishing yacht and boat wooden furniture/outfitting units by applying surface finishes
Unit 208	Installing domestic systems and equipment in yachts and boats
Unit 207	Installing ancillary systems and equipment in yachts and boats
Unit 214	Service ancillary systems and equipment in yachts and boats
Unit 232	Preparing yacht and boat surfaces for coating/finishing using hand and mechanical tools
Unit 234	Applying surface coatings manually to yachts and boats
Unit 235	Applying surface coatings to yachts and boats using spray methods
Unit 237	Applying fairing/filling compounds to yachts and boats

## Pathway 2 – Composite and Metal Boat Construction

All Candidates to Complete Any 4 Units

Unit 135	Producing Marine Wooden Components using Hand Tools
Unit 136	Producing Marine Wooden Components using Machines
Unit 216	Repairing yacht and boat wooden components and assemblies
Unit 217	Repairing yacht and boat composite components
Unit 50	Assembling Fabricated Components to Produce Marine Sub-Assemblies
Unit 54	Cutting Materials using Hand and Machine Tools
Unit 62	Outfitting Marine Steelwork

Composite Boat Construction

Metal Boat Construction

## Composite Boat Construction

All Candidates to Complete Any 3 Units

Unit 146	Producing marine composite assemblies
Unit 148	Installing marine composite components
Unit 150	Repairing marine composite components and assemblies
Unit 151	Identifying defects in marine composite components and assemblies
Unit 203	Installing Electrical Equipment in Yachts and Boats
Unit 232	Preparing yacht and boat surfaces for coating/finishing using hand and mechanical tools
Unit 234	Applying surface coatings manually to yachts and boats
Unit 235	Applying surface coatings to yachts and boats using spray methods
Unit 224	Finishing yacht and boat wooden furniture/outfitting units by applying surface finishes
Unit 237	Applying fairing/filling compounds to yachts and boats
Unit 207	Installing ancillary systems and equipment in yachts and boats

## Metal Boat Construction

All Candidates to Complete Any 3 Units

Unit 51	Cutting and Shaping Materials using Portable Thermal Cutting Equipment
Unit 52	Assembling Sub-Assemblies and Components to Produce Major Marine Structural Assemblies
Unit 63	Tack Welding Marine Plate using a Manual/Semi Automatic Welding Process
Unit 181	Preparing Marine Material Surfaces using Hand and Mechanical Tools
Unit 182	Preparing Marine Coating Materials for Application
Unit 189	Applying deck screeds and other deck coverings
Unit 67	Installing Marine Propulsion Systems and Equipment
Unit 70	Installing Marine Hydraulic Systems and Equipment
Unit 76	Installing Marine Ancillary Plant and Equipment
Unit 75	Installing marine lifting equipment
SEMFWE304	Welding Materials by the Manual Metal Arc Process
SEMFWE305	Welding Materials by the Semi-automatic MIG/MAG and flux cored arc Processes
SEMFWE322	Marking Out Components for Metalwork
SEMFWE332	Cutting Plate and Sections using Shearing Machines
SEMMIE3051	Cutting and Shaping Materials using Portable Thermal Cutting Equipment
SEMFWE334	Cutting Materials using Saws and Abrasive Discs
SEMFWE335	Bending and Forming Plate using Press Brakes or Bending Machines
SEMFWE344	Forming Pipework by Machine Bending
SEMFWE345	Producing Pipe Fabrications

<b>Qualification Structure and SCQF Credit Rating</b>					
Qualification Developer	SVQ Boat Building at SCQF Level 6				
Date Structure ACG Approved	SEMTA				
Structure Version Number	1				
SCQF Overall Level	6				
SCQF Overall Credit	SQA Accreditation				
Credit Rating Body	SQA Accreditation				
Structure Information (see additional information tab and information for each pathway below)					
Accred Code	Developer Code	Mandatory/ Optional/ Additional Unit	Unit Title	SCQF Level	SCQF Credit
<b>Mandatory Section for all pathways (4 Units must be completed)</b>					
	SEMMAN123-01 Unit 1	M	Complying with Statutory Regulations and Organisational Safety Requirements	5	5
	SEMMAN23-02 Unit 2	M	Using and Interpreting Engineering Data and Documentation	5	5
	SEMMAN3-03 Unit 3	M	Working Efficiently and Effectively in Engineering	5	5
	SEMME3025 Unit 25	M	Slings, Lifting and Moving Materials, Machinery and Components in a Marine Environment	6	45
<b>Pathway 1 - Wooden Boatbuilding and Repair</b>					
<b>Candidates must complete the 4 mandatory units above plus 4 further mandatory units and 3 optional units (a total of 11 Units)</b>					
Candidates must complete the following mandatory units					
	SEMME3216 Unit216	M	Repairing yacht and boat wooden components and assemblies		
	SEMME3217 Unit217	M	Repairing yacht and boat composite components		
	SEMME3229 Unit229	M	Producing/finishing wooden structural components for yachts and boats using hand tools		

SEMME3230 Unit230	M	Producing wooden structural components for yachts and boats using machines		
<b>Candidates must complete a further 3 optional units</b>				
SEMME3138 Unit 138	<input type="radio"/>	Installing Marine Wooden Components	6	49
SEMME3228 Unit 228	<input type="radio"/>	Lining off for assembly and erection of yacht and boat wooden components	6	46
SEMME3224 Unit 224	<input type="radio"/>	Finishing yacht and boat wooden furniture/outfitting units by applying surface finishes		
SEMME3208 Unit 208	<input type="radio"/>	Installing domestic systems and equipment in yachts and boats		
SEMME3207 Unit 207	<input type="radio"/>	Installing ancillary systems and equipment in yachts and boats		
SEMME3214 Unit 214	<input type="radio"/>	Servicing ancillary systems and equipment in yachts and boats		
SEMME3232 Unit 232	<input type="radio"/>	Preparing yacht and boat surfaces for coating/finishing using hand and mechanical tools		
SEMME3234 Unit 234	<input type="radio"/>	Applying surface coatings manually to yachts and boats		
SEMME3235 Unit 235	<input type="radio"/>	Applying surface coatings to yachts and boats using spray methods		
SEMME3237 Unit 237	<input type="radio"/>	Applying fairing/filling compounds to yachts and boats		
<b>Pathway 2 - Composite Boat Building and Repair &amp; Metal Boatbuilding and Repair</b>				
<b>Candidates must complete the 4 mandatory units above plus a further 4 units from Group A and 3 from Group B (if undertaking the Composite Boat Building route or 3 units from Group C (if undertaking the Metal Boatbuilding and Repair route) (a total of 11 units)</b>				
<b>Group A - Candidates must complete 4 from the following</b>				
SEMME3135 Unit 135	<input type="radio"/>	Producing Marine Wooden Components using Hand Tools	6	49
SEMME3136 Unit 136	<input type="radio"/>	Producing Marine Wooden Components using Machines	6	51

SEMME3216 Unit 216	○	Repairing yacht and boat wooden components and assemblies		
SEMME3217 Unit 217	○	Repairing yacht and boat composite components		
SEMME3050 Unit 50	○	Assembling Fabricated Components to Produce Marine Sub-Assemblies	6	49
SEMME3054 Unit 54	○	Cutting Materials using Hand and Machine Tools	6	47
SEMME3062 Unit 62	○	Outfitting Marine Steelwork	6	50

**Group B - Candidates must complete 3 optional units from this grouping if undertaking Composite Boatbuilding and Repair route**

SEMME3146 Unit 146	○	Producing marine composite assemblies	6	45
SEMME3148 unit 148	○	Installing marine composite components	6	48
SEMME3150 unit 150	○	Repairing marine composite components and assemblies	6	48
SEMME31 51 Unit 151	○	Identifying defects in marine composite components and assemblies	6	46
SEMME3203 Unit 203	○	Installing Electrical Equipment in Yachts and Boats		
SEMME3232 Unit 232	○	Preparing yacht and boat surfaces for coating/finishing using hand and mechanical tools		
SEMME3234 Unit 234	○	Applying surface coatings manually to yachts and boats		
SEMME3235 Unit 235	○	Applying surface coatings to yachts and boats using spray methods		
SEMME3224 Unit 224	○	Finishing yacht and boat wooden furniture/outfitting units by applying surface finishes		
SEMME3237 Unit 237	○	Applying fairing/filling compounds to yachts and boats		
SEMME3207 Unit 207	○	Installing ancillary systems and equipment in yachts and boats		

Group C - Candidates must complete 3 optional units from this grouping if undertaking Metal Boatbuilding and Repair route				
SEMME3051 Unit 51	○	Cutting and Shaping Materials using Portable Thermal Cutting Equipment	6	48
SEMME3052 Unit 52	○	Assembling Sub-Assemblies and Components to Produce Major Marine Structural Assemblies	6	51
SEMME3063 Unit 63	○	Tack Welding Marine Plate using a Manual/Semi Automatic Welding Process	6	45
SEMME3181 Unit 181	○	Preparing Marine Material Surfaces using Hand and Mechanical Tools	6	46
SEMME3182 Unit 182	○	Preparing Marine Coating Materials for Application	6	44
SEMME3189 Unit 189	○	Applying deck screeds and other deck coverings		
SEMME3067 Unit 67	○	Installing Marine Propulsion Systems and Equipment	6	54
SEMME3070 Unit 70	○	Installing Marine Hydraulic Systems and Equipment	6	55
SEMME3076 Unit 76	○	Installing Marine Ancillary Plant and Equipment	6	53
SEMME3075 Unit 75	○	Installing marine lifting equipment		
SEMFEWE304	○	Welding Materials by the Manual Metal Arc Process	6	57
SEMFEWE305	○	Welding Materials by the Semi-automatic MIG/MAG and flux cored arc Processes	6	57
SEMFEWE322	○	Marking Out Components for Metalwork	6	47
SEMFEWE332	○	Cutting Plate and Sections using Shearing Machines	6	30
SEMFEWE332	○	Cutting and Shaping Materials using Portable Thermal Cutting Equipment	6	48
SEMME3051	○	Cutting Materials using Saws and Abrasive Discs	6	32
SEMFEWE334	○	Bending and Forming Plate using Press Brakes or Bending Machines	6	36
SEMFEWE335	○	Forming Pipework by Machine Bending	6	40
SEMFEWE344	○	Producing Pipe Fabrications	6	40
SEMFEWE345	○			

**MCLEAN'S YARD, COVE ROAD, GOUROCK**

**ADDITIONAL INFORMATION FOLLOWING OFFICER MEETINGS WITH GROUPS**

**Gourock Schools and Churches Together**

This group have been after space to use as a community garden for a few years now, they are very interested in McLeans Yard, particularly now as the George Wylie gardens have been established a short walk away on Shore Road. They have approached the Council to ask for permission to maintain the new Wylie gardens going forward – this has yet to be agreed and formalised although it would save the Council money if it were to be agreed.

The group have a constitution and financial statements for the past 2 years, plus details of their bank account and minutes from meetings over the past year.

This group have been established for some 15 years and obtained SCIO status in 2016. There are 9 Trustees made up of the 5 head teachers of the local schools plus the minister from each of the 5 churches in Gourock.

Office Bearers are:-

Convenor – Rev Ian Millar

Treasurer – Rev David Burt

Secretary – Alison Irvine

Up until 2015 the group had obtained funding for their various educational and charitable activities through contributions from the various schools and churches in Gourock. Since 2015 the group has been in receipt of funding from the Sharp Trust, a housing trust local to Gourock set up around 1919 to provide affordable housing to the town. The trust deeds require that any revenue in excess of that required for the maintenance of the properties belonging to the Sharp Trust is invested in Gourock for work of a Christian nature which will benefit the community. The trustees have agreed that GS&CT purposes accord with those of the Trust and have allocated funding accordingly.

The group wish to establish a community garden on McLeans Yard with a space for quiet contemplation. Their vision is to include schools and the church congregation and encourage the young and old to work with each other. The group also wish to break down barriers between catholic and protestant and have already won an award at Champions for Change by bringing Clydeview Academy and St Columba's together on various projects.

They do not have specific proposals for the site yet because they wish to hold a competition, to include all the schools, to design the garden, however, they would like to include a small hut on the site eventually. Access to the site would be co-ordinated eg a member of staff taking a group of young people from the school.

They see the community benefits as helping the Curriculum for Excellence in both primary and secondary schools by taking learning out of the school environment. There are a lot of eco competitions which this could link into. Essentially they want to bring the community together and to get as many people as possible involved. They will broadcast by way of newsletters through pupils and church groups.

## **Cardwell Bay Association of Small Boat Owners**

Cardwell Bay Association of Small Boat Owners said that the yard would be a leisure use not an industrial use, so there should not be much noise, and they advised they could put in constraints regarding the time when power tools could/could not be used therefore keeping noise to a minimum. They advised they already have a good rapport with the neighbours and would work with them to ensure any nuisance was kept to a minimum.

They are very enthusiastic and in fact have been trying to get a lease of this site for a number of years. They do not have a formal constitution however are in the process of preparing one and this should be available before the meeting of the Environment & Regeneration Committee. Officers have requested a copy of the constitution when complete. There are 4 key members who will become the office bearers. They do not have a bank account yet but this is also being set up and the 4 key members have all agreed to put £2,000 in each to start club off. They intend having this repaid as the club moves forward and hopefully expands. They will not be looking for any funding from the Council. The following additional information has been provided:-

- a) The association has been established for 5 years, however prior to this were at Cardwell Bay for in excess of 20+ years.
- b) They have 30 - 50 permanent members all year round and visitor members, however this would instantly increase they are successful.
- c) The association is not registered.
- d) A formal constitution is at present being drawn up, as to date they have not required one as they have not had any land, they have been enquiring about the Cove Road Site for 10+ years.
- e) The members mentioned in the proposal have been running the club for the past 5 years, should the association be successful in acquiring some or all of the Cove Road Site they will elect members to said positions.
- f) There are no minutes although they do have regular informal meetings to discuss the upkeep of the slipway, jetty and boats going in and coming out of the water, moorings and to arrange work parties to clean the beach.
- g) They do not have a bank account yet as everything has been paid for by themselves such as workshop, tools and repairs to slipway etc.

They will bring in new members from all over the UK, and currently have interested parties from Portsmouth, Glasgow, Clydebank South Ayrshire etc all waiting to see if they are successful, these members will contribute to local shops and businesses annually.

They also plan on donating all annual funds after outgoings to local charities.

They would like to install a portacabin or similar small structure with toilet provision in the yard.

They would be willing to share with one other user, not two as they do not think the space could accommodate the 3 uses.

The group state that they have the biggest boating club in the area with some 100/120 small boats (not yachts). Because there are no yachts, they believe the noise would be minimal. They would be prepared to write into their rules that there would be no working after say 7pm. They aim to have a good rapport with the neighbours already and they currently keep the area clear of rubbish and they carry out repairs to the slip and claim to have spent £7,000 on concrete repairs (2.5 tonnes) to the slip just last week.



## **Group Proposing Maritime Educational Centre**

This group said that the yard would be an educational/leisure use not an industrial use, so there should not be much noise, and they advised they could put in constraints regarding the time when power tools could/could not be used therefore keeping noise to a minimum.

There is no formal group as yet, it is being pushed forward by some enthusiastic local individuals, the lead being Walter Barclay. There is no constitution and no office bearers etc. There is no funding in place yet. Walter suggested there was a need for specialised training in the leisure industry for small boats and yachts as this is a rising market and there is insufficient skill to meet demand. They advised that there is a potential £80million available in this industry in Inverclyde which has not been tapped into yet. They said that the local MSP is very interested in this type of activity and is supportive of the group. Apparently Stuart McMillan is the convener of the cross party group of marine tourism and recreational boating. Walter is also going to meet the MD of another marine company, he advises that even if the colleges do not take this forward then the likes of this other marine company would as they are aware of the lack of skill in this area.

These 2 individuals are very enthusiastic and advised that they see the college as being the lead in this project. They have had some discussion with West College as they want to start an SVQ and a RYA (Royal Yacht Association) qualification. They see this as being a one year full time qualification. The RYA actually wrote the syllabus for such a qualification. The teachers would be from the local community, they would be individuals with experience in this sort of thing and they would simply do a one week course at the Reid Kerr College to brush up on communication skills. They want to have a college on board and teaching by August 2019. Walter is in the process of speaking to Skills Development Scotland. The yard would be an annexe of the college where the students would carry out their practical work.

The group would want to construct a shed type structure which contained classrooms. The remainder of the site would be parking and yard area.

The group are conscious of the neighbours and suggested a lot of consideration would be given to them and they would engage with them if their group was the preferred option.

The group would not want to share the yard with either of the other 2 proposals.

Although the group would consider other options this is their preferred site due to its location (town centre) plus the fact that there are college/school links available and very importantly there is a slipway across from the yard.

They see the community benefits as being:-

- Bringing the yard back into use
- Improving the area by bringing people into the area who would then spend money in the area.
- Increasing economic activity in the area
- Providing recognised qualifications