
Report To:	Environment & Regeneration Committee	Date:	30 August 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/082/18
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	McLean's Yard, Cove Road, Gourock		

1.0 PURPOSE

1.1 The purpose of this report is to:

- a) advise Committee of the further discussions held at the Gourock Regeneration Forum meeting in June 2018, with the three community groups which have come forward following a two stage community consultation, and
- b) to seek the decision of the Committee regarding which community group they wish officers to progress discussions with.

2.0 SUMMARY

2.1 The site of the former McLean's Yard in Cove Road, Gourock, as outlined in red on the plan at Appendix 1, has been the subject of a number of reports to Committee. At the May Environment and Regeneration meeting, Committee was advised of the outcome of a two stage community consultation and asked to decide on which, if any, of the three proposals which had come forward following the community consultation, they would recommend officers pursue further discussion with.

2.2 At that meeting Committee decided to continue consideration of the proposals pending the outcome of a further meeting at the Gourock Regeneration Forum, at which, members of the three community groups would be given an opportunity to put forward their proposals for the use of McLeans Yard, and following which a further report to Committee would be prepared updating Committee on the outcome of that meeting and seeking a decision from Committee as to which (if any) of the three community use proposals officers should progress discussion with.

2.3 The Gourock Regeneration Forum has heard the presentations from the three groups and has recommended that the site be granted to the Cardwell Bay Association of Small Boat Owners.

3.0 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- (1) Notes and has regard to the comments and feedback received from the Gourock Regeneration Forum and decides which of the groups be granted use of McLean's Yard, Cove Road, Gourock, and
- (2) Remits it to the Corporate Director, Environment, Regeneration & Resources to bring a more detailed report on the proposals to a future meeting of this Committee following discussions with the relative group

4.0 BACKGROUND

4.1 As previously reported:

- a) McLean's Yard, Cove Road, Gourock has been surplus for a number of years and was brought to the market early 2017, at closing date three offers were received all of which were for residential purposes;
- b) at its August 2017 meeting, recognising the community interest in this site, which forms part of the common good, this Committee decided to note the offers received at closing date and advised that no further action be taken at that time, but that it be remitted to officers to carry out community consultation on prospective community uses and to submit a further report on the outcome of that consultation;
- c) At its October 2017 meeting this Committee decided to confirm to the parties who had offered at Closing Date that the sale is not proceeding and remit it to officers to provide a more detailed report to a future meeting of this Committee;
- d) in accordance with that remit officers have since carried out a two stage community consultation which was reported to the May 2018 Committee and has resulted in three proposals coming forward:
 - Gourock Churches and Schools Together (GCST)
 - Cardwell Bay Association of Small Boat Owners
 - Group proposing Maritime Educational Centre

4.2 At the May Committee it was decided to continue consideration of the proposals pending the outcome of a further meeting with the above three community groups at a single issue meeting of the Gourock Regeneration Forum in June, at which time all three groups would be given the opportunity to present their case in support of their proposal.

4.3 Summary of Proposals:

The following information is a summary of the three presentations that were heard by the Gourock Regeneration Forum at its meeting held on 11 June 2018.

Maritime Educational Establishment

Representatives of this group presented their proposals to create a Maritime Educational Centre to use as a base for training to be provided in partnership with local colleges, training providers and employers, focusing on technological maritime skills. The government's Modern Apprenticeship scheme could also be utilised to deliver training and find placements for young people. It was stated that technical skills such as these were in high demand with only two people currently trained in this locally. They stated that the centre would allow young people to learn these skills and to gain a nationally recognised qualification.

The group were asked how they would fund the project and it was stated that 70% of funding would come from Scottish Government and 30% from businesses. When asked whether this funding was officially confirmed or promised the representatives were unwilling to give further information at that time in a public setting. They also added that they were unsure of the first year's costs for the project.

When asked how they would sustain the business it was stated that local colleges would be involved to assist with training and they anticipate around 1000 students using the centre in the first two years with prices for each place on the course roughly in line with the college's charges. It was anticipated that three part time paid staff would be utilised.

The group's representatives stated that they hope to have their business plan ready within three months and after four months would have a better grasp on their funding strategy.

When asked why the group were unwilling to share the site the representatives stated that they would require the whole space for the project including the nearby slipway.

Gourock Schools and Churches Together (GSCT)

The group's representative opened his presentation with some background on GSCT's previous projects and confirmed that the group have had charitable status since 2016.

The proposal to create a local community garden within McLeans Yard was then put forward and it was noted that this group had been actively looking for a suitable location for such a project over recent years.

The group wish for the local community to be heavily involved in the community garden and would like to include an area for reflection and contemplation in the garden. The group would also like to explore the possibility of hosting some small scale music performances at the site.

When the Forum was invited to ask questions it was noted that this was GSCT's third proposal to create a community garden within the Gourrock area.

When asked for a rough indication of costs for the overall project it was stated that the costs would depend on the design of the garden and it was noted that GSCT receive funding from the David Sharpe Trust.

When asked if the group had a business plan it was confirmed that if successful there would be a business plan for the gardens which would also be used to secure the group's funding.

It was suggested at the Forum that the condition of the ground at McLean's yard was unknown and this could potentially affect the project in terms of growing edibles. It was noted that the group are already involved in the George Wylie gardens project where raised beds are utilised and it was noted that this could also be a solution for this site.

When asked how the group planned to involve all schools and churches within the wider community the group advised that GSCT would be looking for all of these parties to have a say in the design of the garden and would look to draw in the local community with possible live music events.

There was a question over whether the gardens would be left open at night or secured to deter anti-social behaviour. The group stated that they would take this into consideration and may use the newly created George Wylie gardens as a pilot.

It is noted that the GS&CT group is willing to share any use of McLean's Yard

Cardwell Bay Association of Small Boat Owners

Representatives of the group introduced themselves and advised they would be putting forward proposals on behalf of the Association which consists of around 30 members.

The group would like to use the yard as a year-round storage area for local user' boats which would require little to no funding, with storage fees being used to invest in facilities and equipment. The site would be able to hold around 20-30 boats (depending on size) and the group would also wish to install a Portacabin to use as a base. The boat owners already make use of the nearby McLean's slip to access their boats and they maintain the slipway themselves when required.

The Association also feel that the local community will benefit as the boats will not be parked on roadways at Cove Road, where they are currently stored.

The group were asked how they would secure the site and they stated that storage would be at the owners' risk whilst noting that even large scale marinas cannot guarantee the safety of their boats, this is the liability of the owner.

The group were asked what timescale they would require to clear the site and move the boats and the group advised they would be able to do this within a matter of days. The group were also asked if staff would be required to maintain the site and if so, how this would be funded. The group confirmed that the yard would be storage only with the boat owners maintaining the site and therefore no staff would be required.

The group were asked if they intended marketing the site for storage to encourage rental and they confirmed that there would be no need to market the site as they have already had vast interest from local boat owners and would be able to fill the space by word of mouth.

It is noted that the Cardwell Bay Association of Small Boat Owners is willing to share any use of McLean's Yard.

- 4.4 After all three groups had presented, each member of the Forum was asked to state their preferred proposal and a consensus was taken from this that the Cardwell Bay Association of Small Boat Owners should be recommended to Committee as the preferred user, with the two other groups being offered assistance in finding alternative sites for their projects. It was also suggested that the Maritime Establishment group should look at employability and apprenticeship schemes with the Inverclyde Community

Development Trust.

- 4.5 It was the Forum's opinion that the Cardwell Bay Association of Small Boat Owners was the only group which required the McLean's Yard site specifically and that the other groups could potentially locate their projects elsewhere. Additionally the local boat owners already maintain and utilise the nearby slipway and use of the yard for storage of boats would allow Cove Road surrounding the slipway to be tidied up which would benefit the local community. The Boat Owners have also been advised by the Forum that if their bid is approved there would be certain conditions governing the use of the yard, including involving the local community in sharing skills and expertise with young people, plus establishing links with Cardwell Bay Sailing Club and ensuring that boats are not parked on the roadways at Cove Road.
- 4.6 All three groups have been notified of the views of the Forum although it has been pointed out to each that this is only a recommendation and that a final decision will be made at the next Environment & Regeneration Committee meeting
- 4.7 If Committee agree with the Forum's recommendation then a meeting will be arranged with Cardwell Bay Association of Small Boat Owners to clarify the conditions for the use of the land and to arrange a formal lease.
- 4.8 It should be noted that there are planning concerns about two of the prospective uses, as previously pointed out to Committee (Maritime Group and Cardwell Bay Association of Small Boat Owners). Planning officers have been informed of the view of the Gourock Regeneration Forum so that consideration can be given at as early a stage as possible regarding the requirements of any planning permission needed for the site. The outcome of any pre-application planning advice will be reported back to Committee within the future report on further discussion.

5.0 IMPLICATIONS

5.1 Finance

One off Costs

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

Annually Recurring Costs (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Net Impact	Virement From	Other Comments
Common Good	Income	2018/19	(TBC)		Rent

5.2 Legal & Property Services:

- a) The site forms part of the common good of the former Gourock Burgh, but is alienable common good. The Council can therefore dispose of the site should it so wish, without the need for any court consent, and with any proceeds being directed to the common good fund.
- b) Should the Council in due course dedicate this site to a public purpose the site will become 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.
- c) Should decision of the Committee be that a lease of this site is to proceed, officers in Legal and Property Services will require to, in negotiation with the agents for the other parties involved in each transaction, conclude missives and draft and thereafter arrange execution of necessary formal documentation to implement same.

5.3 Equality: No implications

5.4 Repopulation: None

6.0 CONSULTATIONS

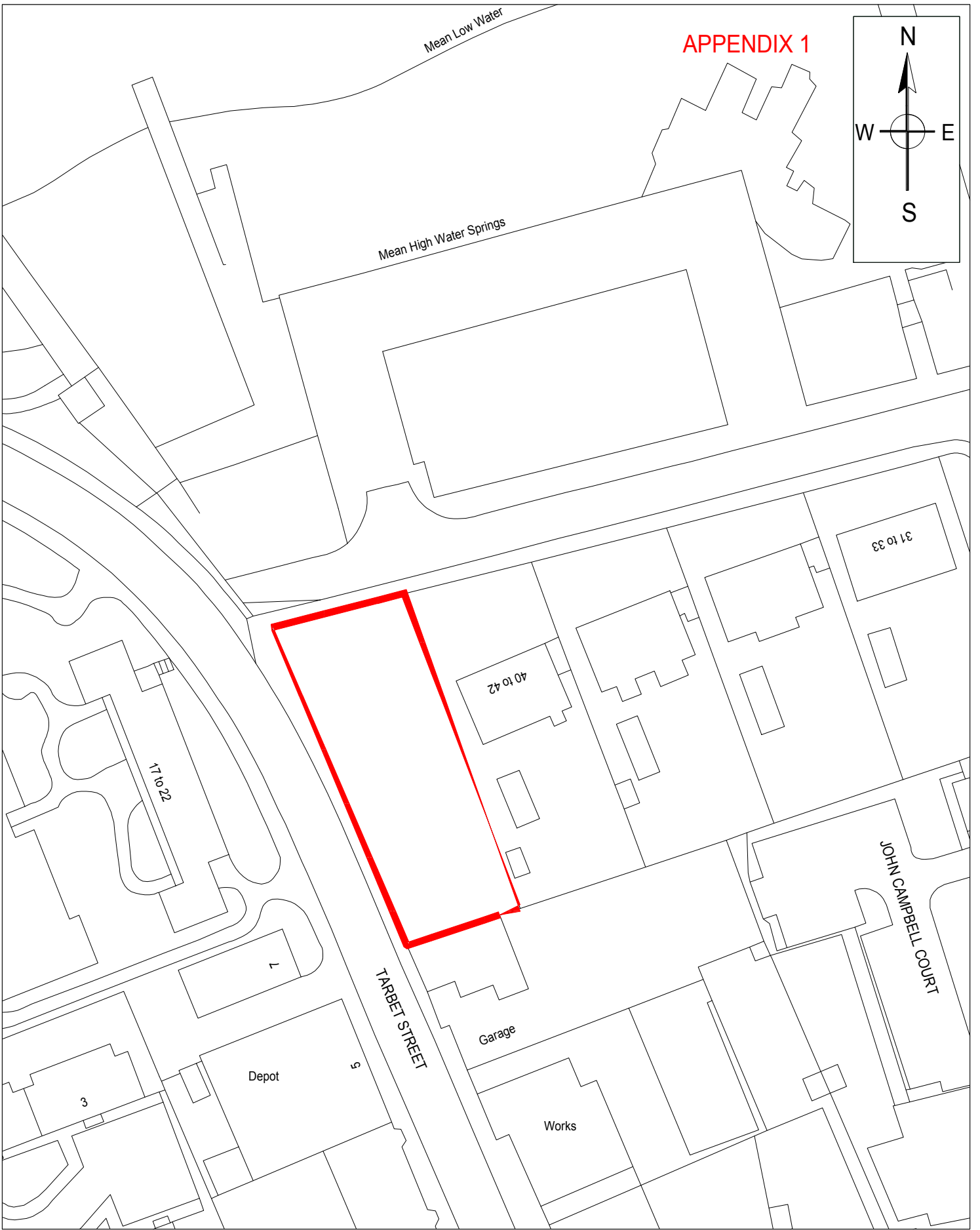
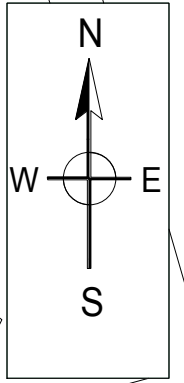
6.1 The Chief Financial officer has been consulted on the contents of this report.

6.2 The Head of Regeneration & Planning has been consulted on the contents of this report.

7.0 LIST OF BACKGROUND PAPERS

7.1 None

APPENDIX 1



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

Former McLean's Yard, Cove Road, Gourock.

SCALE: 1:750	DRAWN BY: User Name	DATE
Originating Group:		Drawing No. mcleanyd

THIS PLAN IS INDICATIVE ONLY.