

**Report To:** Environment & Regeneration Committee      **Date:** 30 August 2018

**Report By:** Corporate Director Environment, Regeneration & Resources      **Report No:** ENV/028/17/SA/FM

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**Subject:** Riverside Inverclyde - Project Update

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**1.0 PURPOSE**

1.1 The purpose of this report is to update the Committee on Riverside Inverclyde's progress relating to the regeneration projects within Port Glasgow, Greenock and Gourock.

**2.0 SUMMARY**

2.1 The Environment & Regeneration Committee on 1 May 2014 asked to be kept informed on Riverside Inverclyde's regeneration projects. This report provides the Committee with an update on Riverside Inverclyde's current projects.

**3.0 RECOMMENDATION**

3.1 It is recommended that the Committee note progress to date and that further progress reports will be brought back for Members' information and consideration in due course.

**Scott Allan**  
Corporate Director, Environment, Regeneration & Resources

## **4.0 BACKGROUND**

- 4.1 In conjunction with handling projects for Riverside Inverclyde Property Holdings, RI is Inverclyde Council's designated Delivery Agent and is responsible for project managing a number of capital projects and budgets on its behalf. These project budgets are a mix of Council, RI & other external funds

## **5.0 DEVELOPMENT PROJECT UPDATE**

### **Port Glasgow Roundabout Spur and Public Realm**

- 5.1 This Contract is currently in its Defects Liability Period until March 2019.

### **The Shipbuilders Sculpture**

- 5.2 Lawyers successfully negotiated the variations to the Contract and the Artist restarted works on The Shipbuilders Sculpture on the 18 June 2018 under the terms of the revised agreement. Delivery and installation of the finished piece will take place by the summer of 2020. The team will now look to submit the new planning application for the site at Coronation Park.

### **Kilmacolm Self Build at Leperstone Avenue**

- 5.3 The defects liability period for this project ended on the 13 July 2018. The sale of plot 3 is nearing completion, however interest in the other plots has been slow. The Agents, Slater Hogg say that this is indicative of the market in general. Slater Hogg to undertake another marketing push for self build sites before considering all other options for the site.

### **Bakers Brae Road Realignment**

- 5.4 The Main Contractor, RJ McLeod, took possession of the site on Tuesday 8 May 2018 and the works are currently well underway and due for completion in Spring 2019.

### **Baker Street Food & Drink Enterprise Hub**

- 5.5 The Baker Street Hub project is expected to start on site late summer 2018, once all outstanding statutory consents are in place. The contract period is 40 weeks and the Main Contractor is Stewart & Shields.

### **Towns and Villages Environmental Improvements**

- 5.6 Environmental Improvements: - A series of small environmental improvement projects have been identified in conjunction with the Town Centre Regeneration Forums and Community Councils for Quarrier's Village, Kilmacolm, Port Glasgow, Gourock, Inverkip and Wemyss Bay. Caley Construction was awarded the contract to undertake the improvement upgrades within the towns and villages throughout Inverclyde. The individual project works commenced in March 2018 and the works in Quarrier's Village, Kilmacolm, Port Glasgow Gourock and Inverkip have reached Practical Completion stage with Wemyss Bay due to complete late autumn 2018. These works are funded from the original £500,000 Towns and Villages Grant Award approved by Inverclyde Council Environment & Regeneration Committee 28 April 2016.
- 5.7 Princes St, Port Glasgow Improvements:- The Environment & Regeneration Committee at their meeting on the 2 March 2017 increased the Towns and Villages Environmental award by a further £2.5m of which £250,000 was ring fenced for Port Glasgow. Early discussion with the Port Glasgow Town Centre Regeneration Forum highlighted the need to improve the footpaths & carriageways in the main shopping thoroughfare of Princes St. The design and specification was drawn up, tendered and the preferred bidder has been notified. Total project costs in the region of c£335,000 are expected with funding identified from SPT, (£150,000) and the Towns and Villages (£185,000).

In order to expedite the works and draw down of the SPT grant award, an emergency report was presented to the Head of Legal and Property Services requesting delegated powers to the Corporate Director Environment Regeneration & Resources to approve the Princes St Improvements as a recommended Towns and Villages project and its associated expenditure on behalf of the Environment & Regeneration Committee. The report is attached for noting elsewhere on the agenda.

- 5.8 Blackhall Quarter/Town Connections:- It was the consensus of the Greenock Town Centre Forum at their meeting on the 14 June 2017 that priority for the additional £1.9m Towns and Villages expenditure should be directed towards public realm improvements of West Blackhall Street to enhance the town centre. Using their Consultants Framework, RI offered a staged appointment (Upto RIBA Stage 3) to Ironside Farrar in February 2018 to prepare proposals for the Town Centre Regeneration Works.

Ironside Farrar undertook 2 consultation events in June, a meeting with the traders and an exhibition in the Oak Mall for the general public. There was good attendance at both and the consultation reach was extended further with a push out on social media.

A mixed response has been received with a number of correspondents recognising that some improvements have to be made to halt the decline of Greenock's main shopping thoroughfare, yet voicing concerns about loss of parking in West Blackhall Street.

The Consultants will review all comments and in conjunction with the Steering Group, bring forward a proposal to the Town Centre Regeneration Forum in September 2018. Following which another consultation event will be planned. The Steering Group is made up of the Design Team, Roads Service, Planning, RI and 3 representatives from the Greenock Town Centre Regeneration Forum.

### **The Harbours – East India & Victoria Harbour & Scott's Dry Dock**

- 5.9 Peel Land & Property continue to uphold the terms of Development Agreement for The Harbours site with regards to their annual maintenance responsibilities. Greene King had been granted a development lease to undertake the construction of their public house/restaurant and the construction work has now been completed and the public house/restaurant is now fully operational. RI & Peel's legal advisors are currently drafting the deeds for the transfer of the freehold interest for this part of the site which will be concluded shortly. Peel Land and Property continue to market the remainder of the site as a development opportunity. The report is attached for noting elsewhere on the Agenda.

### **Town Centre Regeneration Forums**

Regeneration Forum meetings are held every three months in the town centres of **Port Glasgow**, **Greenock** and **Gourock**. At each of the three meetings the allocation of funding from the Town & Village Centre Improvement Fund was discussed and a project update was given.

- 5.10 The **Port Glasgow** Town Centre Regeneration Forum met on Monday 28 May 2018 and discussed proposals for the King George VI Building, The Shipbuilders Sculpture and Princes Street Improvement works. The next Forum meeting will take place on Monday 20 August 2018
- 5.11 The **Gourock** Town Centre Regeneration Forum met on Monday 11 June 2018 to consider the proposals for McLean's Yard. Following presentations from the 3 groups that had previously noted interest, it was the consensus of the Forum that Cardwell Bay Association of Small Boat Owners (CBASBO) was their preferred user of the site. Aspirations for the ongoing improvement of the Town Centre, Cycle routes and the official opening of the George Wylie Gardens was also discussed. The next Forum meeting is on Friday 12 October 2018.

The forum has agreed that a Brief for a consultancy study of Gourock Park be drafted for consideration by the Forum with a view to procuring Consultants in the autumn. The study will set out a long term aspirational strategy for the park to compliment regeneration and leisure activities, drawing on local public opinion to shape proposals. An agreed strategy will assist with external funding bids.

5.12 The most recent **Greenock** Town Centre Regeneration Forum took place on Wednesday 13 June 2018. Ironside Farrar outlined their strategy for hosting the West Blackhall St Community Consultation event in the Oak Mall on 28 June 2018. The Forum Members were also shown the latest plans for Greenock Ocean Terminal and given an update on the Town Centre WiFi project. The next Forum meeting is on Wednesday 5 September 2018 at which the proposal for West Blackhall St will be tabled.

**6.0 IMPLICATIONS**

**6.1 Financial Implications**

This report is a general project update report only and does not contain Financial Implications. All Financial Implications are reported fully within the Revenue Budget and Capital Programme progress reports which appear on this agenda.

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Princes St PG Towns & Villages	£2.5m	2018/19	£185,000		£65,000 of the £250,000 budget remains.
SPT	£0.15m	2018/19	£150,000		SPT allocation to PG is utilised in full
Gourock Park Study	£2.5m	2018/19	£25,000		

Annually Recurring Costs / Savings

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

**6.2 Legal**

The Head of Legal & Property Services has been consulted on this report.

**6.3 Human Resources**

There are no human resource issues arising from this report.

**6.4 Equalities**

There are no equalities issues arising from this report.

YES (see attached appendix)

NO This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required)

**6.5 Repopulation**

The regeneration works undertaken within the Port Glasgow town centre and Broomhill should contribute to retaining and increasing the population within the area.

## **7.0 CONSULTATIONS**

7.1 The Head of Regeneration & Planning has been consulted on this report.

7.2 The Chief Financial Officer has been consulted on this report.

7.3 The Head of Environmental & Public Protection has been consulted on this report.

## **8.0 BACKGROUND PAPERS**

8.1 None.