
Report To:	Environment & Regeneration Committee	Date:	30 August 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	E+R/18/08/08/SJ
Contact Officer:	Stuart Jamieson	Contact No:	Ext. 2402
Subject:	Port Glasgow Industrial Estate – support for demolition programme		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Members agreement for a policy to support selective demolitions at Port Glasgow Industrial Estate.

2.0 SUMMARY

- 2.1 Port Glasgow Industrial Estate is situated in the Dubbs Road area of upper Port Glasgow. The estate was constructed post second world war and became the location for a number of major employers in the 1960's and 70's.
- 2.2 In more recent times the closure of facilities has resulted in a number of buildings becoming redundant and difficult to secure. The estate still has significant employers and it is essential that any decisions made on the future of the estate recognises their importance.
- 2.3 As part of the 2018/19 budget setting process Members requested that a policy be developed to provide financial support, by way of grant intervention, to assist owners with the costs of demolition in order that the issue of redundant building in the estate can be addressed.
- 2.4 It is proposed to provide grant intervention of up to 20% to a maximum of £30,000 for premises which have been redundant for a period of a minimum of 12 months where the owner can demonstrate that they have marketed the premises unsuccessfully for 6 months. All statutory consent requirements remain. The grant will be paid on evidence of paid invoices to the demolition contractor.

3.0 RECOMMENDATION

- 3.1 It is recommended that Committee consider the report and agree to the policy identified in paragraph 2.4.
- 3.2 A report on the outcome will be submitted to a future meeting of the Committee.

Stuart Jamieson
Head of Service – Regeneration & Planning

4.0 BACKGROUND

- 4.1 Port Glasgow Industrial Estate is a post war industrial estate situated in the Dubbs Road area of Upper Port Glasgow. Whilst the majority of the buildings are of the post war era there are a number of more modern buildings together with some of the older buildings have been subject of ongoing investment.
- 4.2 The estate was the location for a number of major employers in Port Glasgow including Playtex and North Face and is still the location of important employers such as McLaren Packaging.
- 4.3 The Local Development Plan (2014) safeguards Port Glasgow Industrial Estate as a business and industrial area, with a presumption in favour of business, general industrial, and storage/distribution uses. Acknowledging that parts of the Industrial Estate are characterised by vacant and derelict units, the Plan provides scope for other uses, which would either contribute to permanent employment generation or are clearly supportive of existing uses, to be considered in the central area (ECN1c).
- 4.4 The Local Development Plan: Proposed Plan (2018) has increased the level of protection for employment generating uses by identifying the north west and south east areas (25e) as 'Economic Mixed Use Areas'. These areas are safeguarded for business, general industrial, and storage/distribution uses, along with other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses. Non-employment uses, which are supported by the current Local Development Plan, are not supported by the Proposed Plan. The north east area, formerly safeguarded for business and industrial uses, is allocated for 200 residential units.
- 4.5 It is estimated that the current total floor area within the industrial estate equates to approximately 803,000ft² of which approximately 324,000ft² is void.
- 4.6 Regular engagement has taken place with the owners of the vacant units regarding the future of the units however the age, size and condition of the buildings are key in any acquisition considerations.
- 4.7 Unfortunately the estate has suffered from some antisocial behaviour and because of the size and configuration of the redundant buildings it is difficult to maintain a security cordon.
- 4.8 As part of the 2018/19 budget setting process Members requested that a policy be developed to provide financial support, by way of grant intervention, to assist owners with the costs of demolition in order that the issue of redundant building in the estate can be addressed.
- 4.9 It is proposed to provide grant intervention of up to 20% to a maximum of £30,000 for premises which have been redundant for a period of a minimum of 12 months where the owner can demonstrate that they have marketed the premises unsuccessfully for 6 months. All statutory consent requirements remain. The grant will be paid on evidence of paid invoices to the demolition contractor.
- 4.10 Recognising that the budget for the scheme is limited to £150,000, Officers will contact all of the owners within the estate to establish their up to date intentions for their buildings and consider this as part of any wider policy implications. Subject to appropriate quotations and consents grant offers will be issued by the Regeneration and Planning Service.

5.0 IMPLICATIONS

Finance

5.1 Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
PG Demolition		2018-19 2019-20	60 90		

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments

Legal

5.2 There are no legal implications arising from this report.

Human Resources

5.3 There are no HR implications arising from this report.

Equalities

5.4 There are no equalities implications arising from this report.

Repopulation

5.5 There are no equalities implications arising from this report.

6.0 CONSULTATIONS

6.1 None

7.0 LIST OF BACKGROUND PAPERS

7.1 None.