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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>25 October 2018</b>
<b>Report By:</b>	<b>Corporate Director Environment Regeneration &amp; Resources</b>		
<b>Contact Officer:</b>	<b>Fiona Maguire</b>	<b>Contact No:</b>	<b>2472</b>
<b>Subject:</b>	<b>Towns &amp; Villages Environmental Improvements Update</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval for the second phase Towns and Villages Environmental projects funded from the £2,500,000 award.

## 2.0 SUMMARY

- 2.1 The Council approved an initial allocation of £300,000 for the Towns & Villages Environmental Improvements Project in the February 2015 Budget meeting. In April 2016 this budget was increased by a further £200,000 and in March 2017 a paper was presented to the Environment & Regeneration Committee recommending a further award of £2,500,000.
- 2.2 Of the £2,500,000, it was agreed at this Committee that an allocation of £1,900,000 be allocated to Greenock, with £250,000 allocated to both Port Glasgow and Gourock and the balance of £100,000 shared equally amongst the villages.
- 2.3 The paper also stated that consultation will be carried out with the respective Town Centre Regeneration forums in order to prioritise identified projects within their towns and these in turn will be presented to the Environment and Regeneration Committee for approval.
- 2.4 The Community Councils, Kilmacolm and Quarriers and Inverkip and Weymss Bay will undertake consultation, consider and agree the spend proposals for the £100,000 grant award in keeping with guidance documentation already in place for their community spend allocation.

## 3.0 RECOMMENDATION

- 3.1 It is recommended that
1. the Committee note progress in respect of the Towns and Villages projects in Greenock, Gourock and Port Glasgow;
  2. Agrees that the projects listed at paragraph 5.0, 6.0 and 7.0 are approved as Town Centre priority projects;
  3. Approves the expenditure set out in paragraph 8.2.

## 4.0 BACKGROUND

- 4.1 Of the £2,500,000 it is proposed that an allocation of £1,900,000 be allocated to Greenock, with £250,000 allocated to both Port Glasgow and Gourock.
- 4.2 The Greenock, Port Glasgow and Gourock Forums met on the 5<sup>th</sup> September 2018, 20<sup>th</sup> August 2018 and the 12<sup>th</sup> October 2018 respectively to discuss the proposed projects and agree those to recommend to the Environment & Regeneration Committee for final approval.

## 5.0 PROJECT PROPOSALS – GREENOCK REGENERATION FORUM

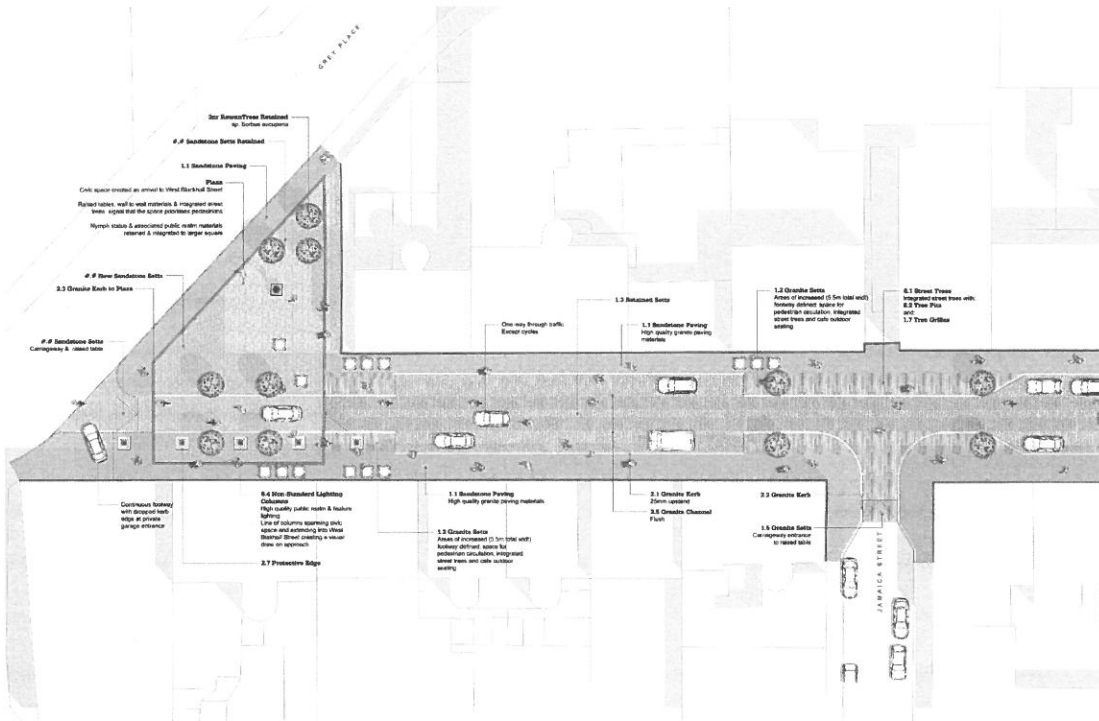
### 5.1 West Blackhall Street Public Realm Improvements

- 5.1.1 In February 2018 Landscape Architects were appointed from the ri Consultant Framework to engage with stakeholders and design a public realm proposal for improving West Blackhall Street. In April 2018, the design team appointments were extended to include Cost Consultants, Civils Engineers, M&E engineers, and Principal Designer up to RIBA Stage 3 (Planning Consent).
- 5.1.2 The Greenock Town Centre Regeneration Forum elected 3 representatives to attend Steering Group meetings with IC and ri Officers and over the course of the last 6 months the Design Team have engaged with residents and traders.
- 5.1.3 Taking on board comments received from the first round of community engagement in June, the consultants have developed their scheme proposal and presented this to the Regeneration Forum at their meeting on the 5<sup>th</sup> September 2018.
- 5.1.4 The West Blackhall Street project seeks to develop attractive, accessible and convenient routes, connecting Greenockians and tourists to the retail offering, but importantly to wider town centre locations, encouraging full access to retail and leisure opportunities, to boost the town's economy.
- 5.1.5 The proposal consists of re-opening the West Blackhall Street as a through route to all traffic. The route will be a one way street, going East –West. The direction of travel on the side streets will be unchanged.
- 5.1.6 The objective is to :
- Support access;
  - Improve safety;
  - Address business & resident requirements;
  - Create a flexible street.
- 5.1.7 A logical, permeable movement strategy for the street has been developed to support access to the retail street, improve access to parking & address both business and resident requirements. Carriageway widths (4m) are narrow to encourage safe driving speeds, whilst meeting the needs for all vehicle types. Junctions, will be opened to facilitate a continuous one way route, with pavements also widened to 5.5m at the junctions for increased pedestrian space.
- 5.1.8 The proposals seek to strengthen the key arrival points to West Blackhall Street and create spaces which priorities the environment for pedestrians, whilst maintaining vehicle access.
- 5.1.9 High quality materials will be specified such as:-
- High quality, new, natural stone paving wall-to-wall
  - Low quality carriageway setts replaced with new granite sawn setts;
  - Street trees & seating;

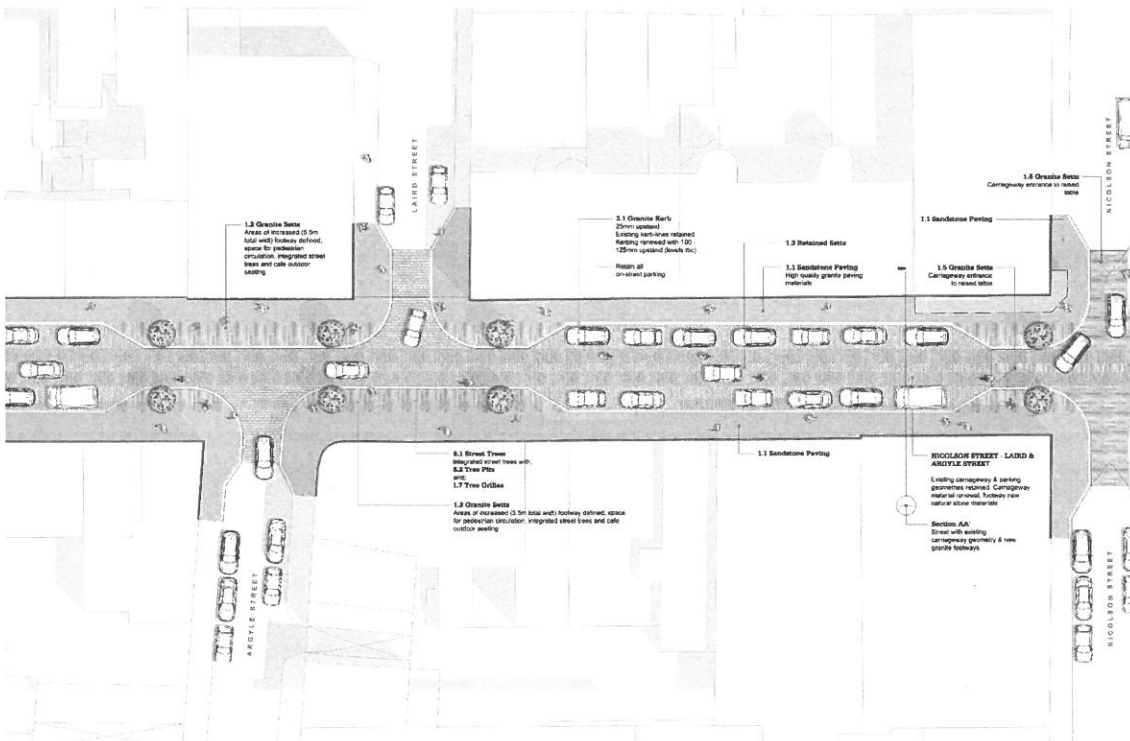
5.1.10 The core street will have widened footways, with junction carriageways narrowed to reduce vehicle speed and create pedestrian spaces with a much increased width in high quality natural stone materials:

- Space for café outdoor seating;
- Flexibility to host street events;
- Retention of on street parking maximised;
- LED Lighting upgrades.

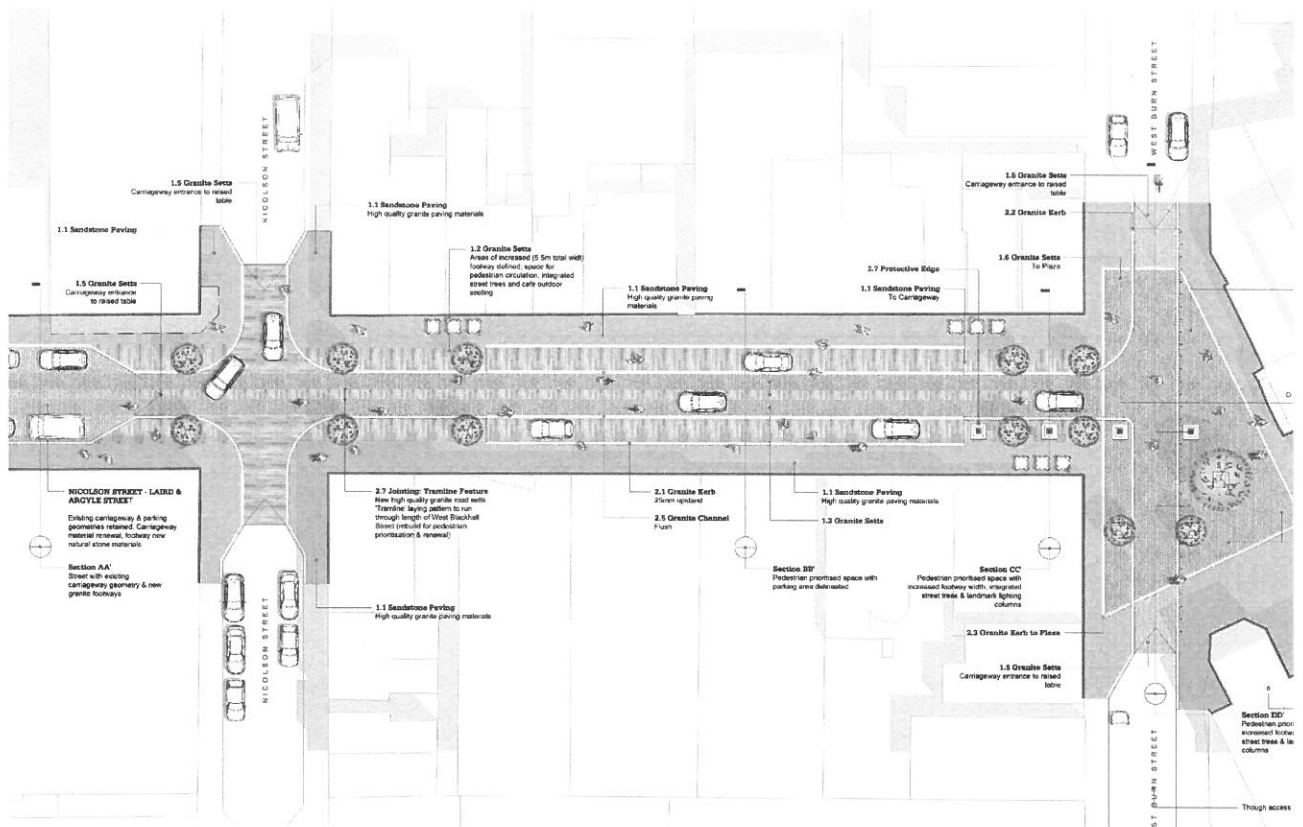
5.1.11 The Forum endorsed the design and gave approval for this to be shared with the wider community at an evening consultation event on the 27<sup>th</sup> September 2018. The consultation event was attended by approximately 60 people and the proposals were received positively.



5.1.12 Fig 1 West Blackhall Street/Grey Place junction



5.1.13 Fig 2 Middle stretch of West Blackhall St



5.1.14 Fig 3 West Blackhall St / Westburn St junction

5.1.15 Total Project costs are expected to be c£2.5m The Greenock Town Centre Regeneration Forum now wishes to recommend to the Members of the Environment, Regeneration & Resources Committee that the West Blackhall Street public realm improvements is a Towns & Villages priority project and £1.5m of the £1.9m award should be allocated to this project. This will allow

- A planning application to be submitted;
- Consultants to be appointed up to RIBA Stage 3-5 (Technical Design & Tender Stage);
- A Traffic Regulation Order to be proposed;
- Further consultation will be undertaken with specialist access groups, public utilities companies, the Regeneration Forum and the Community Councils;
- Further grant sources explored to bring additional monies to the project;
- Further analysis, to verify junction traffic and capacity, particularly on arrival and exit to the street will be advanced during the next phases of the appointment.

## 5.2 Lyle Fountain

- 5.2.1 A proposal to renovate and restore the Lyle Fountain in Clyde Square has been proposed by members of the Regeneration Forum. The fountain was gifted to Greenock in 1880 by Abram Lyle, founder of the Lyle sugar refinery. The circular fountain is capped with an ornamental dome featuring the crests of 18 prominent families of Greenock including Ardgowan, Watt and Morton.
- 5.2.2 Refurbishment works in recent years have been minimal and there is an aspiration to restore the water and electricity supply.
- 5.2.3 Total costs are anticipated to be c£70,000 and it is the Forum's recommendation that this should also be allocated from the £1.9m award.

### 5.3 Christmas Lights – Greenock Town Centre

- 5.3.1 In 2017/2018 the Regeneration Forum used their £20,000 community spend award to supply and install additional Christmas lights on Hector McNeil House. The Forum wishes to add to the festive decorations throughout the town centre and following discussion and agreement with the Minister and Session Clerk, propose that additional lights are acquired and erected on the columns of the portico of the Mid Kirk in time for the 2018 festivities.
- 5.3.2 The total project costs for the 2018 lights is £4,000 however it is the Forum's recommendation that £16,500 should also be allocated from the £1.9m award for festive lights to allow additional town centre purchases in future years.

### 5.4 Town Centre WiFi

- 5.4.1 At the Environment & Regeneration Meeting on the 3<sup>rd</sup> May 2018 Members approved the allocation of £185,000 to allow officers to make a contract award for the Town Centre Wi-Fi provision for Greenock via the SWAN VAS Framework.
- 5.4.2 The Forum now wishes to increase this provision by £15,000 to allow for further ancillary costs such as advertising costs, fees etc.

## 6.0 **PROJECT PROPOSALS – GOUROCK REGENERATION FORUM**

### 6.1 Gourock Branding & Website – Gourock Regeneration Forum

- 6.1.1 For some time now, members of the Gourock Regeneration Forum have been discussing the opportunity for promotional branding for the town centre. The desire to have a Gourock logo and brand that can be used by community groups, traders, residents that will demonstrate a strong identity, will be instantly recognisable and will assist promote activities within the town centre.
- 6.1.2 The Regeneration Forum asked Riverside Inverclyde to research possibilities and seek costs for commissioning a graphic designer to prepare proposals for an exciting and inspiring brand for the town of Gourock. The Designer will create a bespoke toolkit that will act a guide for anyone using the brand so that the brand personality, tone of voice, messaging (strapline) and visual style will be communicated consistently.
- 6.1.3 There is also the aspiration that a dedicated website is created that showcases Gourock as a destination for national and international tourism, and is a central hub for all information for visiting the seaside town. From shopping to places to stay, dining and where to visit. The website will build on the identity branding and be a digital extension of the Gourock Brand offer.
- 6.1.4 The total anticipated budget for the creation of both the brand and website design is c£20,000 and it is the Forum's recommendation that this should also be allocated from the £250,000 award.

### 6.2 Gourock Heritage Group

- 6.2.1 Inverclyde Council has supported the establishment of the Gourock Heritage group within the Gourock Municipal Buildings since the refurbishment works were completed in November 2016. Staff costs and rent/rates for the period November 2016 to November 2017 were funded from existing earmarked reserves.
- 6.2.2 At the Environment and Regeneration Committee on the 31<sup>st</sup> August 2017 the Corporate Director was authorised to release funds from the Towns and Villages £2.5m Award to provide staff cost support and continued occupancy of the current location in the Municipal Buildings, development of the business plan and preparation of funding bids.
- 6.2.3 The Towns & Villages grant spend to date for November 2017 to March 2018 amounted to £19,869 for staffing costs and £11,469 for rent and rates. For 18/19 the anticipated totals are

expected to be c£25,178 for staffing costs and £24,596 for rent and rates. The Forum wishes to recommend that the budget is confirmed to support an additional year of operation at the Gourock Municipal Buildings ie 2019/20 financial year.

## 7.0 PROJECT PROPOSALS – PORT GLASGOW REGENERATION FORUM

### 7.1 Inverclyde Tourist Signage

7.1.1 Over the last couple of years Inverclyde Tourist Group has installed a series of information boards in Gourock and Greenock and there is an aspiration to roll these out to Port Glasgow in due course.

7.1.2 Anticipated project costs are expected to be c£20,000 and it is the Forum’s recommendation that this should also be allocated from the £250,000 award. Members will recall previously approved proposals in respect of projects such as Princes Street.

## 8.0 FINANCIAL IMPLICATIONS

8.1 The funding breakdown is outlined in the table below.

### 8.2 Finance - One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report £'000	Virement From	Other Comments
<b>Towns &amp; Villages Allocation</b>		<b>2018-20</b>	<b>£2,500</b>		
<b>Greenock</b>			<b>£1,900</b>		
Approved to Date:	Town Centre WiFi	2018-20	£185		
	Transfer to EMR to fund prior TVC projects	2018-20	£100		
Approval Required:	West Blackhall St	2018-20	£1,500		
	Christmas Lights	2018-20	£16.5		
	Lyle Fountain	2019-20	£75		
	Town Centre WiFi	2018-20	£15		
	<b>Remaining Budget</b>		<b>£8.5</b>		
<b>Gourock</b>			<b>£250</b>		
Approved to Date:	Gourock Heritage Staff & rent	2017-18 2018-19 2019-20	£31 £51 £51		
Approval Required:	Gourock Brand & website	2018-20	£20		
	<b>Remaining Budget</b>		<b>£97</b>		
<b>Port Glasgow</b>			<b>£250</b>		
Approved to Date:	Princes St Footpath Improvements	2018-19	£185		
	Toll Boys Monument	2018-19	£25		
Approval Required:	Inverclyde Tourist Signage	2019-21	£20		
	<b>Remaining Budget</b>		<b>£20</b>		
<b>Other Villages</b>			<b>£100</b>		
Approved to Date:	Community spend	2017-19	£100		



### Annually Recurring Costs/ (Savings)

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

### 9.0 CONSULTATION

9.1 The Chief Financial Officer has been consulted on this matter and has agreed with the action proposed.

9.2 The Head of Property and Legal Services has been consulted and has agreed with the action proposed.

9.3.4 The Head of Regeneration and Planning has been consulted on this report.