

**Report To:** Environment and Regeneration Committee      **Date:** 7 March 2019

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

**Contact Officer:** Scott Allan      **Contact No:** 01475 712762

**Subject:** Riverside Inverclyde - Project Update

---

## **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 and 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:

- a. Notes 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 as shown in Appendix 1.
- 4.2 It can be seen from Appendix 1 that total projected spend on projects is £11.554m, which means total expected spend is on budget.
- 4.3 Expenditure as at 31 December is 84.53% of the 2018/19 projected spend, there is net slippage of £0.43m (10.9%) and is mainly due to slippage in the Enterprise Hub (£0.47m) and Bakers Brae Road Realignment (£0.1m) offset by advancement of Town and Village Centres (£0.099m).

#### **5.0 DEVELOPMENT PROJECT UPDATE**

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

- 5.1 This contract is currently in its Defects Liability Period until 13 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 18 June 2018 under the terms of the revised agreement. The artist continues to make good progress on the Sculpture against his programme and delivery and installation of the finished piece will take place by the summer of 2020. Discussions have taken place with Council Officers from Legal and Property Services and the Roads Service to consider the environmental improvements for the site at Coronation Park and the submission of the new planning application.

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

- 5.3 The defects liability period for this project ended on 13 July 2018. The sale of plot 3 completed on 7 January 2019, however interest in the other plots has been slow. The Agents, Slater Hogg, say that this is indicative of the market in general. Inverclyde Council and Slater Hogg are to undertake another marketing push for self build sites over the next three months, thereafter a proposal will be brought before Members to consider lifting the Inverclyde postcode restriction on the plots.

##### **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 Main Contractor, Stewart & Shields, took possession of the Baker Street Hub site late September to undertake all their non warrantable ground works in advance of the statutory consents being granted. Stewart & Shields mobilised their team to start the building works mid-February 2019. The contract period is 40 weeks and completion is expected late 2019.

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

- 5.6 Environmental Improvements:- The small environmental improvement projects identified in conjunction with the Town Centre Regeneration Forums and Community Councils for Quarrier's Village, Kilmacolm, Port Glasgow, Gourrock, Inverkip and Wemyss Bay have all been completed and the 12 months Defects Liability Period is currently running.

5.7 Princes Street, Port Glasgow Improvements:- The Environment & Regeneration Committee at its meeting on 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 and carriageways in the main shopping thoroughfare of Princes Street. The contract was awarded to Landscape and Contracts Ltd in September 2018 and contract completion is expected in the Spring 2019.

5.8 Blackhall Quarter/Town Connections:- It was the consensus of the Greenock Town Centre Forum at its meeting on 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 a design team led by Ironside Farrar in February 2018 to prepare proposals for the Town Centre Regeneration Works.

Ironside Farrar undertook 2 consultation events in June, and a follow up consultation in September 2018. The design proposals met with a good response from the community and, following instruction from the Greenock Town Centre Regeneration Forum, the Consultants progressed with further consultations with statutory agencies and drawing up the scheme in detail for a planning submission.

Sustrans met with the Consultants towards the end of last year to review the proposed design for West Blackhall Street and approached Inverclyde Council to suggest a number of measures that they felt could enhance Ironside Farrar's proposal. They also advised that the Council could apply for additional grant funding to complement the works.

The Corporate Director Environment Regeneration and Resources advised the Greenock Town Centre Forum of Sustran's approach at its meeting on 12 December 2019 and sought approval to investigate further.

The Retailers Marketing Group hosted an information meeting with Sustrans and the Traders on 28 January 2019 to gauge if there was any appetite to consult on a wider scale. The Traders were concerned that the Sustrans Proposals would reduce the availability of carparking on West Blackhall Street but felt, if the acquisition of additional car parking elsewhere within the town centre could be achieved, a revised design was worthy of further investigation. The Corporate Director Environment Regeneration and Resources advised the meeting that the Traffic Regulation Order process for West Blackhall Street would commence in any event, so no time would be lost whilst Sustrans worked up an alternative proposal for further consultation. The Traders agreed that Sustrans and Ironside Farrar proceed to work up an alternative design for further consultation.

### **Town Centre Regeneration Forums**

- 5.9 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 last **Greenock** Town Centre Regeneration Forum took place on Wednesday 12 December 2018. Inverclyde Council and RI both provided their usual updates on the ongoing projects within Greenock Town Centre including the Lyle Fountain, Greenock Ocean Terminal and the Bakers Brae Road Realignment. Police Scotland also gave an overview of their ongoing initiatives in Greenock and provided an update on the issues raised about The Stewart Centre, confirming that additional patrols have now been added to tackle anti-social behaviour in that area. River Clyde Homes were not in attendance to give an update but will be present at the next meeting when their full stock survey and forward 5 year plan will be in place and can be shared with the Forum.

A short verbal update was given on the Town Centre Wi-Fi project which has been delayed due to design issues raised by the Consultants responsible for the delivery, however, regular weekly calls have now been scheduled with the new Project Manager and it is hoped the project can be resumed without any further delay.

Ironside Farrar updated the Forum on the latest design option for West Blackhall Street and the outcome of the second public consultation. Concerns about parking, street trees and HGV access were all discussed before the Forum was updated on a recent positive meeting between Sustrans and Council Officers. During this meeting, Sustrans had stated that they would welcome a grant bid from the Council up to £1 million to be used for the West Blackhall Street development as part of their Community Links programme which provides match-funding for projects which prioritise walking and cycling.

Sustrans had indicated that they would require a cycle-friendly scheme to be developed to include a dedicated cycle route instead of parking on both sides of street, however this may result in a further reduction of parking spaces. After further discussion, the Forum agreed that a consultation meeting would be set up with West Blackhall Street traders to discuss Sustrans' requirements before taking this back to the wider Forum. The next Greenock Forum meeting will take place on Wednesday 20 March 2019.

- 5.11 The **Gourock** Town Centre Regeneration Forum met on Friday 11 January 2019. Council Roads Officers were in attendance to provide relevant figures regarding the Town Centre Parking issues which had been raised as a concern by local residents and traders. A consultation on parking within Gourock Town Centre will now be arranged by Council officers to find the best solution to these issues.

RI gave an update on the Gourock branding proposal following the Forum and the Council's approval of this as a Towns & Villages priority project. The Graphic Designer appointed to lead the project will hold a focused workshop to gather ideas for the project in late February. Forum members, local retailers, church and school groups as well as local residents will be invited to take part.

The Forum was given updates on an alternative strategy to promote Gourock as a destination for Cruise Passengers to visit. This had initially been conceived as a free bus subsidised by Gourock and Cardwell Bay Community Councils, however it is now hoped that flyers and marketing at the terminal can better direct tourists to Gourock bound bus services which already exist. Representatives from both Community Councils will now look to action this for the next Cruise Ship season starting in April 2019.

Members also discussed the successful WW1 events which took place in November. The Forum will next meet on Friday 22 March 2019.

- 5.12 The **Port Glasgow** Town Centre Regeneration Forum met on Monday 12 November 2018. Results of a recent Port Glasgow Parking Survey were shared with the Forum and a final report on the parking issues will be drafted and shared at the next meeting. The Council and River Clyde Homes both provided updates on various properties within the Town Centre.

Tommy Rogers of the Port Glasgow Community Council and Karen Orr from Rig Arts gave a second presentation containing more detailed plans for a planned Shipyard Mural at the gable end wall of the Port Glasgow Swimming Pool. Approval was given for the mural to be funded from the community spend budget at a cost of approximately £10,000. It was proposed that the remaining £5,000 of the community spend budget be allocated to the Town Centre planting and maintenance budget. RI will tender these works in the next few months.

RI provided updates on the Princes Street Footpath upgrades, Town Centre Footfall Survey, Western Entrance Sculpture, KGV1 Building and the second phase of the Lower Town Quarter works. The next Port Glasgow Forum meeting will take place on Monday 25 February 2019.

## **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

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 and 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 and Planning has been consulted on this report.

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

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

**8.0 BACKGROUND PAPERS**

8.1 None.

Appendix 1

Expenditure	1	2	3	4	5	6	7	8
	Estimated Total Cost £'000	Actual to 31/03/2018 £'000	Approved Budget 2018/19 £'000	Revised Est 2018-19 £'000	Actual to 31/12/18 £'000	Est 2019-20 £'000	Est 2020-21 £'000	Future Years £'000
<b>Projects Currently Allocated to RI</b>								
Port Glasgow Roundabout Spur and Public Realm	1,508	1,246	38	76	38	186	0	0
Bakers Brae Road Realignment	3,690	780	2,623	2,523	1,904	387	0	0
Baker Street Enterprise Hub	1,850	101	670	200	136	1,363	186	0
Shipbuilders Sculpture	555	251	47	47	37	148	109	0
Town and Village Centre Environmental Improvements - 1	500	116	384	384	369	0	0	0
Town and Village Centre Environmental Improvements - 2	190	16	0	174	114	0	0	0
Town and Village Centre Environmental Improvements - 2 WiF	200	0	200	200	134	0	0	0
<b>Sub-Total</b>	<b>8,493</b>	<b>2,510</b>	<b>3,962</b>	<b>3,604</b>	<b>2,732</b>	<b>2,084</b>	<b>295</b>	<b>0</b>
<b>Projects as yet Unallocated</b>								
Balance of Port Glasgow Roundabout Spur and Public Realm	951					243	458	250
Balance of Town and Village Centre Environmental Improvements 2	2,010	0	0			276	1,734	0
<b>Sub-Total</b>	<b>2,961</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>519</b>	<b>2,192</b>	<b>250</b>
<b>Total</b>	<b>11,454</b>	<b>2,510</b>	<b>3,962</b>	<b>3,604</b>	<b>2,732</b>	<b>2,603</b>	<b>2,487</b>	<b>250</b>

Funding	Budget £'000	RI drawdown of IC EMR £'000	Capital IC £'000	Other IC £'000	SG Capital Grant £'000	SPT £'000	RI £'000
<b>Projects Currently Allocated to RI</b>							
Port Glasgow Roundabout Spur and Public Realm	1,508	324	128	0	1,056		0
Bakers Brae Road Realignment	3,690	1,048	1,560			800	282
Baker Street Enterprise Hub	1,850			300	900		650
Shipbuilders Sculpture	555	430					125
Town and Village Centre Environmental Improvements - 1	500			500			
Town and Village Centre Environmental Improvements - WiFi	200		200				
<b>Projects as yet unallocated</b>							
Balance of Port Glasgow Roundabout Spur and Public Realm	951	262	372	186			131
Town and Village Centre Environmental Improvements - West Blackhall Street	1,400		1,400				
Balance of Town and Village Centre Environmental Improvements	800		800				
<b>Total</b>	<b>11,454</b>	<b>1,802</b>	<b>4,460</b>	<b>800</b>	<b>1,956</b>	<b>800</b>	<b>1,057</b>