
Report To: Regeneration Committee **Date:** 01 September 2011

Report By: Corporate Director Regeneration & Environment **Report No:** R205/11/AF

Contact Officer: Aubrey Fawcett **Contact No:** 01475 712762

Subject: Port Glasgow Strategic Regeneration Project

1.0 PURPOSE

1.1 The purpose of this report is to update the Committee on the progress relating to discussions with Riverside Inverclyde (RI) regarding bringing forward proposals for the regeneration of Port Glasgow Town Centre and to seek authority to engage RI to prepare a development framework for consideration by Members. In addition, authority is also sought, subject to detailed feasibility and design work, to agree the principle of the redevelopment of the former Highholm Primary School site as a new Park'n Ride Facility.

2.0 SUMMARY

2.1 The Regeneration Committee on 12th May 2011 delegated authority to the Corporate Director Regeneration and Environment to develop proposals with Riverside Inverclyde to regenerate Port Glasgow Town Centre and bring forward proposals for consideration to the next Regeneration Committee.

2.2 RI has progressed with the development of the outline proposals since the last meeting and the following areas of activities are currently being considered:

- development of additional public parking in the town centre;
- new entrance features to the town centre;
- improvements within the commercial area;
- the removal/demolition of redundant buildings; and,
- upgrade of public landscaped areas.

2.3 Environmental and Commercial Services has been working with Strathclyde Passenger Transport (SPT) to explore the opportunity to create a new Park'n Ride facility at the former Highholm Primary School and upgrading of the bus station. SPT has indicated that there may be an opportunity to advance some of the works in 2011/12.

3.0 RECOMMENDATIONS

3.1 That Committee delegates authority to the Corporate Director Regeneration and Environment to engage RI to prepare the development framework for the regeneration of Port Glasgow Town Centre and report back to the next meeting of Committee in October 2011.

3.2 That Committee approves the principle of the redevelopment of the former Highholm Primary School site as a new Park'n Ride Facility and requests that a further report be submitted for consideration to the next appropriate meetings of the Safe, Sustainable Communities and Policy and Resources Committees.

Aubrey Fawcett
Corporate Director, Regeneration and Environment

4.0 BACKGROUND

4.1 The town centre of Port Glasgow has suffered significant decline over the past decade and suffers from:

- Underused and obsolete buildings including former commercial/retail units, pubs and bingo hall
- Run down environment including Coronation Park, bus station, back land areas and street facades
- Lack of park and ride facilities

4.2 There has been considerable investment already in Port Glasgow over the past few years including £600,000 of work funded through the Town Centre Regeneration Fund with match funding of £100,000 from the Council and £300,000 from RI. In addition, work was carried out in front of the Town Hall and the garden area at the bottom of Princes Street at a cost of £215,000 and was part funded through the Cities Growth Fund.

4.3 Members were made aware at the last meeting of the Committee in May 2011 that RI's Board previously included Port Glasgow Town Centre as a focus for activity following the successful application for the Town Centre Regeneration Fund in 2010/11. In order to complement this activity and ensure that the momentum continues, the Council approved £1million in February 2011 to enable further regeneration work to be undertaken. RI has also allocated an additional £360,000 for Port Glasgow Town Centre in 2011/12.

4.4 Members asked that the Corporate Director Regeneration and Environment develop proposals with Riverside Inverclyde to deliver this strategic regeneration project and that a report be brought back to the next appropriate Regeneration Committee after the summer recess.

5.0 DEVELOPMENT PROPOSAL

5.1 RI is currently reviewing a range of proposals to bring forward in 2011/13 funded from the £1million approved by the Council. These include:

- development of additional public parking for town centre users on Princes Street;
- new entrance feature to the western entrance to the town just off the A8;
- back court improvements within the commercial area;
- work with landowners to remove/demolish redundant buildings, where possible;
- upgrade public areas in the vicinity of the bus station; and,
- work with Environmental and Commercial Services to upgrade Coronation Park, general landscaping and the development of Park'n Ride facilities.

5.2 Members together with officers from Environmental and Commercial Services have been working closely with Strathclyde Passenger Transport regarding its planned investment in the short and medium term within Inverclyde. Council and SPT officers are currently exploring the opportunity to create a new Park'n Ride facility at the former Highholm Primary School and upgrading of the bus station. SPT has indicated that there may be an opportunity to advance some of the works in 2011/12. It is proposed therefore that subject to detailed feasibility and design work the former Highholm Primary School Site be converted to a new Park'n Ride facility for Port Glasgow and that appropriate reports are brought forward to the next cycle of relevant committees. In addition, it is proposed that officers will continue to work with SPT to bring forward proposals for the Port Glasgow Bus Station. Members should be fully aware that the reuse of the Highholm site for Park'n Ride removes the opportunity for the Council to benefit from a potential capital receipt of £200,000 at a later date. The financial implications of the latter will be remitted to the Policy and Resources Committee for consideration.

5.3 Following further dialogue and subject to Members' approval, SPT has advised:

- SPT will engage the services of AECOM Ltd to undertake a simple demand study for park and ride at the Highholm site;
- SPT will engage the services of URS Scott Wilson to undertake a detailed design for the park and ride based on the preferred layout from several possible options and submit Planning Application;
- IC to undertake the construction of the car park; and,
- SPT is exploring the opportunity to deliver the project this financial year.

5.4 It is intended that RI will be used as the delivery vehicle together with Environmental and Commercial Services to undertake the work with RI co-ordinating the development, where appropriate. In order to assist with this RI will prepare a development framework similar to the approach adopted for the Gourock Pier and Railhead Development Area and present the final proposals with costings for consideration at the next meeting of the Committee in October 2011. Members will be given the opportunity to be briefed on the development framework in advance of Committee in October. Once the draft development framework has been prepared RI will be asked to undertake a period of public consultation.

5.5 Members should be aware that Property Services is currently looking at the provision of a new Joint Service Centre in the central Port Glasgow area in accordance with the previously approved asset management strategy. It is intended that this will be considered as part of the wider regeneration development framework being brought forward in conjunction with RI.

6.0 CONCLUSION

6.1 RI has undertaken a significant amount of work within Port Glasgow Town Centre and is now able to progress with preparing a development framework for consideration by Members. Thereafter, RI will coordinate the implementation of the proposals. RI will also work with Environmental and Commercial Services to co-ordinate the implementation of the Park'n Ride facilities in Port Glasgow.

7.0 CONSULTATIONS

7.1 Financial Implications - One Off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital Programme	Port Glasgow Town Centre	2011/13	£1,000,000	n/a	
Capital receipt		Future year	£200,000		Loss of capital receipt

Financial Implications - Annually Recurring Costs / Savings

There will be revenue implications of maintaining the assets created/improved and these will be quantified and will be reported to the next appropriate meeting of the relevant Committees.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
Roads and Environmental Infrastructure*	To be identified	To be identified	To be identified	To be identified	

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* Costs for maintaining roads, adopted car parks and environmental public works are being developed and will be reported back to Committee.

- 7.2 Legal Services has been consulted on this report.
- 7.3 The Head of Regeneration and Planning has been consulted on this report.
- 7.4 The Head of Property Assets & Facilities Management has been consulted on this report.
- 7.5 The Head of Environmental and Commercial Services has been consulted on this report.
- 7.6 Riverside Inverclyde has been consulted on the preparation of this paper.