
Report To:	Regeneration Committee	Date:	27th October 2011
Report By:	Corporate Director Regeneration & Environment	Report No:	R224/11/AF
Contact Officer:	Aubrey Fawcett	Contact No:	01475 712762
Subject:	Port Glasgow Strategic Regeneration Project Update		

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 a development framework for the regeneration of Port Glasgow Town Centre for consideration by Members.

2.0 SUMMARY

- 2.1 The Regeneration Committee on 1st September 2011 delegated 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.
- 2.2 RI has progressed with the development of the outline proposals since the last meeting and the proposed development framework is included as Appendix A.
- 2.3 Environmental and Commercial Services have also been working with Strathclyde Partnership for 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 instructed feasibility and design work to be progressed.

3.0 RECOMMENDATIONS

- 3.1 That the Committee endorse the development framework for the regeneration of Port Glasgow Town Centre.
- 3.2 That the Committee delegate authority to the Corporate Director Regeneration & Environment to negotiate and conclude agreements to enable:
- RI to progress the detail of the phased development of the Port Glasgow Town Centre following public consultation; and,
 - RI to act as the delivery vehicle and receive up to £1million from the Council, of which it is anticipated that £500,000 will count in part towards the Council's overall contribution to RI;
 - Where necessary and in reference to para 5.6, the purchase of necessary land holdings by the Council for retention or lease back to RI to facilitate the development, with all purchase costs to contained within approved budgets;
 - RI and Officers to consult interested groups and develop and implement where appropriate an Intermediate Labour Market Initiative to undertake some of the environmental works to Coronation Park.
- 3.3 That the Committee note progress in relation to the redevelopment of the former Highholm Primary School site as a new Park'n Ride Facility.

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 engage RI to bring forward a development framework for the Town Centre.
- 4.5 Members are also aware that as part of the Local Development Plan – Main Issues Report that the town centre boundary is under consideration. Use classes within the town centre will also be reviewed as part of the Local Development Plan – Proposed Plan.

5.0 DEVELOPMENT FRAMEWORK

- 5.1 RI has identified a range of projects to be brought forward in 2011/14 funded from the £1million approved by the Council. These are identified in Appendix A and include:

Project	Description	Indicative Costs
1. Refocus the land uses within the Town Centre	Port Glasgow town centre experiences significant levels of void and underused buildings within the retail/commercial centre and insufficient footfall. In order to address this issue it is proposed that when void retail/commercial buildings become vacant alternative uses will be considered and promoted through the emerging Local Plan. In addition, it is also proposed that opportunities will be explored within the town centre to increase the level of residential properties and emerging Local Plan Development plan will encourage this. It should be noted that this has proved a useful approach in regenerating town centres elsewhere through increased activity and footfall during the working day and into the evenings. An indicative allowance has been made to help owners undertake appropriate feasibilities. It is intended that this sum would be kept under review depending on take up.	£50,000 Revenue

<p>2. Bus Station Environs</p> <p>Bus station Upgrade</p>	<p>The bus station is due to be upgraded however there are areas around the bus station that currently appear neglected and poorly maintained. Walls and floorscape areas require to be cleaned, railings and lampposts require painting and trees and shrubbery require to be cut back. The area in front of the Town Hall has recently been improved.</p> <p>SPT plans to upgrade the Bus Station and has made an initial allocation of up to £1.1m.</p>	<p>£40,000 Revenue</p> <p>£1,100,000</p>
<p>3. New Western Entrance to Port Glasgow</p>	<p>The eastern entrance to the town was upgraded with TCRF funding from its bland appearance to present a more distinctive, modern and welcoming image but the western entrance to the town displays no such distinguishing features or sense of arrival. It is proposed that this entrance is also upgraded and provided with an appropriate distinguishing feature marking the entrance to the town. This provides a significant challenge to the selected design team and it is therefore important that a platform is established whereby a range of diverse proposals can be brought forward for consideration, assessment and approval. A design brief is currently being assembled and will be advertised openly for submissions and proposals by appropriate professionals.</p>	<p>£150,000 to £250,000 Capital assuming the Council owns the asset.</p>
<p>4. New car parking for visitors within the Town Centre</p>	<p>The main structure at 33-35 Princes Street is an empty and derelict two-story red sandstone building with shop premises below and former Coop Hall and office space above. To the rear there is a rough, un-surfaced site, which is currently inefficiently used for random car parking. Riverside Inverclyde and Inverclyde Council wishes to ensure that as much productive use as possible is made of land and buildings in an attempt to maintain the vitality and economic viability of the retailing and service core of the town. At the moment the town is busy during the day and it is often very difficult to find a parking space within the town centre. The provision of additional, easily accessible and more formal car parking at this location would serve to enhance the viability of shops and services within the town. Negotiations are currently well advanced with regards land acquisition for this site and it is proposed a planning application for selective demolition and the creation of a car park will be submitted to Inverclyde Council in the near future.</p>	<p>£450,000 to £500,000 Capital assuming the Council owns the asset.</p>
<p>5. New Park'n Ride</p>	<p>In a further move to encourage commuters</p>	<p>Costs to be</p>

Facility at the former Highholm School Site.	to use Port Glasgow's retail core a new Park and Ride facility is being developed at the former Highholm School with direct access to Port Glasgow railway station. This is a large site capable of accommodating hundreds of cars and will be developed in conjunction with the Strathclyde Partnership for Transport.	identified as part of feasibility study being undertaken by SPT.
6. Upgrading of Coronation Park.	Coronation Park is a potentially extremely valuable community resource but is currently under-utilised due to a number of sub-standard elements such as the proximity of the unfenced, busy A8 trunk road, the poor condition of the footpaths and esplanade railings, the crumbling quay wall and slipway and un-drained and badly levelled condition of the playing surfaces. The park requires the above infrastructure and safety improvements implemented in order to render it capable of having the potential of increased, productive, community use. A consultants' brief is being prepared for competitive tender to design and implement these elements and to engage and involve the local community in the detailed design of further improvements.	£150,000 to £800,000 Mostly capital. See Appendix B for breakdown of costs.
7. Improvement of Town Centre Environs	A series of architectural repairs were implemented as part of the TCRF and it is proposed to continue this effort on various buildings throughout the town centre. An architect has been engaged to identify the improvements required and implement this work as soon as possible once agreements with the affected owners have been concluded. Land purchase may also be involved.	£50,000 Revenue/Capital
8. Individual Sites in Town Centre	<p>A range of sites have been identified providing an opportunity for future development. It is intended that RI and Council Officers will work with owners to bring forward proposals to regenerate these sites.</p> <ul style="list-style-type: none"> • Site A - Brown Street Bingo Hall Site • Site B – Scarlow St, Office Buildings • Site C – Montgomery's Bar Premises • Site D – Star Hotel • Site E – BT Telephone Exchange 	Where appropriate, to be determined in consultation with land owners Revenue/Capital
9. New Joint Services Centre	The Council as part of its Asset Management Plan (AMP) agreed that 2 joint service centres be developed, one in Gourrock and one in Port Glasgow. RI and Council Officers are currently assessing the availability and suitability of properties to accommodate such a facility. Discussions are ongoing with a number of owners and a further report will be brought forward to Members at a later date.	To be funded from the AMP Capital

5.2 In accordance with Committee approval, local ward Members were consulted regarding the draft framework and the following projects were identified as priorities:

Project	Description	RI Funding	SPT Funding	Inverclyde Council Funding	Total Funding
1. Refocus the land uses within the Town Centre	Feasibility Grants			£50,000	£50,000
2. Bus Station Environs Upgrade Bus Station	Environmental Improvements Upgrading/ replacement works		Up to £1,100,000	£40,000	£40,000 £1,100,000
3. New Western Entrance to Port Glasgow	Landscape/Sculpture feature entrance			£150,000	£150,000
4. New car parking for visitors within the Town Centre	New visitor parking facility			£460,000	£460,000
5. New Park'n Ride Facility at the former Highholm School Site.	Park'n Ride Facility		£500,000*		£500,000*
6. Upgrading of Coronation Park.	Various Improvements to be identified in consultation with local interest groups			£250,000 £25,000 (play area extension) £5,000 (Christmas lights)	£250,000 £25,000 £5,000
7. Improvement of Town Centre Environs	Environmental improvements and land purchase	£360,000		£50,000	£410,000
8. Individual Sites in Town Centre	Liaison with land/ property owners			To be identified	
9. New Joint Services Centre	New Customer Centre			£200,000**	£200,000**
Total Cost		£360,000	£1,600,000	£1,230,000	£3,190,000

*It is envisaged that the Park'n Ride facility at Highholm may qualify for up to £500,000 from SPT, however, this is subject to SPT priorities, demand analysis and feasibility.

** Funded through the Asset Management plan.

5.3 In relation to SPT investment there is significant investment planned for Port Glasgow, including:

- **Upgrade the Bus Station** – Priority 1 2011/14 (*projects for which approval is being sought to incur expenditure in year 1 of the 3 year plan. These proposals best meet the policies of SPT and the delivery priorities of the Regional Transport Strategy (RTS), and are ready to be delivered in year 1*) - up to £1,100,000 over 3 years;
- **Park'n Ride facility at Highholm**, SPT has advised it has commissioned a feasibility and demand survey. In addition it has appointed consultants Scott Wilson (URS) to carry out an options appraisal on the design of the P & R. Initial funding allocated as follows:
 - Priority 1 2011/12 - £30,000
 - Priority 2 2012/14 (*projects that match less well with the RTS, particularly the top six priorities or that require further development work or additional funding to ensure smooth delivery*) - £1,000,000 between Port Glasgow, Greenock and Bogston.

- 5.4 Officers are exploring range of options to provide a local joint services centre to allow local residents and businesses to walk in to enquire and seek advice in relation to Council services. This was originally included in the Asset Management Plan
- 5.5 Due to capital accounting rules and in order to implement the proposals, the ownership of the land currently owned by third parties, including the proposed public car park facilities, may be required to be transferred to the Council and leased back to RI. However, it is proposed that, subject to approval of by Policy and Resources Committee, where possible, revenue funding is used to substitute for capital funding thus enabling RI to take on direct control for all or part of land owned by the Council and others.
- 5.6 Members should be aware that officers will explore whether other external funding sources are available to assist with implementing projects e.g. Big Lottery, Heritage Lottery, SE, Scottish Government etc.
- 5.7 As part of the proposals for Coronation Park, it is proposed that ri and Officers consult interested groups and consider developing an Intermediate Labour Market Initiative to undertake some of the works.

6.0 CONCLUSION

- 6.1 RI has undertaken a significant amount of work within Port Glasgow Town Centre and, subject to Members' approval, is now able to progress consultation, including the group associated with Coronation Park, and thereafter implementation of the development framework. Members should note that in the event that there are significant changes being suggested as a result of the public consultation a further report will be brought back for consideration by Members.

7.0 CONSULTATIONS

- 7.1 Financial Implications - One Off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
	Port Glasgow Town Centre	2011/14	£1,000,000	n/a	

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 prior to any legally binding commitments being entered into.

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	

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

- 7.2 The Head of Legal and Democratic 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 Environment and Commercial Services has been consulted on this report.
- 7.6 Riverside Inverclyde has been consulted on the preparation of this paper.

1. INTRODUCTION

A number of factors exacerbated by the current economic climate have impacted negatively, both directly and indirectly on Port Glasgow town centre. Firstly this has adversely affected the traditional retail core through reduced expenditure capacity and secondary impacts also are evident in terms of the perception and use made of the town centre. Consequently, the vitality and viability of Port Glasgow town centre has been severely damaged and is showing signs of decline with a number of vacant units and a large number of charity shops and discounters. Many prominent areas looked downtrodden and in urgent need of investment, with the main shopping area looking dated and shabby by comparison to the newly upgraded Tesco surroundings.

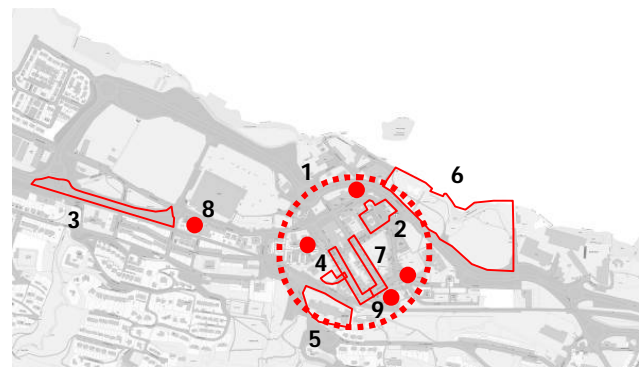
It is essential that Port Glasgow be provided with all the economic regeneration incentives possible to help the town centre retailers and service providers survive during the current economic downturn and to that end Inverclyde Council and Riverside Inverclyde (RI), the local urban regeneration company are seeking to create an environment where economic growth can be stimulated and where the quality of life within the community can be improved.

The images on this board show the proposed site areas, together with various pictures of existing conditions on site.



PROJECT BRIEF

1. Refocus the land uses within the Town Centre
2. Bus Station Environs / Bus Station Upgrade
3. New Western Entrance to Port Glasgow
4. New car parking for visitors within the Town Centre
5. New Park'n Ride Facility at the former Highholm School Site.
6. Upgrading of Coronation Park.
7. Improvement of Town Centre Environs
8. Individual Sites in Town Centre
9. New Joint Services Centre



2. PROGRESS SO FAR AND NEXT STEPS



PROGRESS SO FAR

Inverclyde Council and Riverside Inverclyde secured Town Centre Regeneration Funding (TCRF) from the Scottish Government in 2009/2010 to undertake environmental improvement works to Port Glasgow town centre. These works provided an upgraded and updated A8 entrance landscape framework and distinctive new quality signage at Fore Street around the war memorial along with an inspirational new public art sculpture, which was the popular winner in a local voting poll. The sculpture will be completed and erected around Christmas 2011. The fund also provided new floral displays by Parklea within the town centre, improvements to shop fronts and signage and a new glass canopy structure for shoppers on Princes Street. In 2011/2012, Inverclyde Council and Riverside Inverclyde propose to maintain this programme of visual enhancements and economic support measures to Port Glasgow by undertaking further works, which will improve the appearance and perception of the town and increase the footfall of shoppers and visitors into the town centre.



NEXT STEPS

Following discussions with local community representatives and traders a number of further projects have been identified to help maintain the momentum of confidence enthusiasm and support, which has been generated by the improvements undertaken so far. These projects will be considered by Inverclyde Council's Regeneration Committee in the Autumn of 2011.

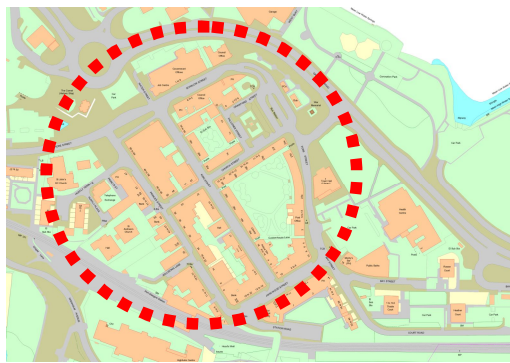


WESTERN ENTRANCE



CORONATION PARK

3. DEVELOPMENT FRAMEWORK PROJECTS

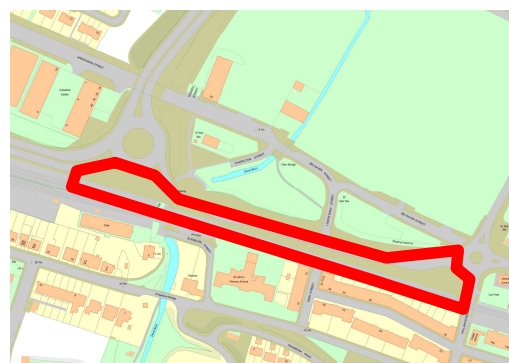


PROJECT 1 – Refocus the land uses within the Town Centre
 Port Glasgow town centre experiences significant levels of void and underused buildings within the retail/commercial centre and insufficient footfall. In order to address this issue it is proposed that when void retail/commercial buildings become vacant alternative uses will be considered and promoted through the emerging Local Plan. In addition, it is also proposed that opportunities will be explored within the town centre to increase the level of residential properties and emerging Local Plan Development plan will encourage this. It should be noted that this has proved a useful approach in regenerating town centres elsewhere through increased activity and footfall during the working day and into the evenings. An indicative allowance has been made to help owners undertake appropriate feasibilities. It is intended that this sum would be kept under review depending on take up.



PROJECT 2 - Bus Station Environs/Bus station Upgrade
 The bus station is due to be upgraded however there are areas around the bus station that currently appear neglected and poorly maintained. Walls and floorscape areas require to be cleaned, railings and lampposts require painting and trees and shrubbery require to be cut back. The area in front of the Town Hall has recently been improved.

SPT plans to upgrade the Bus Station and has made an initial allocation of up to £1.1m.



PROJECT 3 - New Western Entrance to Port Glasgow
 The eastern entrance to the town was upgraded with TCRF funding from its bland appearance to present a more distinctive, modern and welcoming image but the western entrance to the town displays no such distinguishing features or sense of arrival. It is proposed that this entrance is also upgraded and provided with an appropriate distinguishing feature marking the entrance to the town. This provides a significant challenge to the selected design team and it is therefore important that a platform is established whereby a range of diverse proposals can be brought forward for consideration, assessment and approval. A design brief is currently being assembled and will be advertised openly for submissions and proposals by appropriate professionals.



PROJECT 4 - New car parking for visitors within the Town Centre
 The main structure at 33-35 Princes Street is an empty and derelict two-story red sandstone building with shop premises below and former Coop Hall and office space above. To the rear there is a rough, un-surfaced site, which is currently inefficiently used for random car parking. Riverside Inverclyde and Inverclyde Council wishes to ensure that as much productive use as possible is made of land and buildings in an attempt to maintain the vitality and economic viability of the retailing and service core of the town. At the moment the town is busy during the day and it is often very difficult to find a parking space within the town centre. The provision of additional, easily accessible and more formal car parking at this location would serve to enhance the viability of shops and services within the town. Negotiations are currently well advanced with regards land acquisition for this site and it is proposed a planning application for selective demolition and the creation of a car park will be submitted to Inverclyde Council in the near future.



PROJECT 5 - New Park'n Ride Facility at the former Highholm School Site.
 In a further move to encourage commuters to use Port Glasgow's retail core a new Park and Ride facility is being developed at the former Highholm School with direct access to Port Glasgow railway station. This is a large site capable of accommodating hundreds of cars and will be developed in conjunction with the Strathclyde Passenger Transport.



PROJECT 6 - Upgrading of Coronation Park
 Coronation Park is a potentially extremely valuable community resource but is currently under-utilised due to a number of sub-standard elements such as the proximity of the unfenced, busy A8 trunk road, the poor condition of the footpaths and esplanade railings, the crumbling quay wall and slipway and un-drained and badly levelled condition of the playing surfaces. The park requires the above infrastructure and safety improvements implemented in order to render it capable of having the potential of increased, productive, community use. A consultants' brief is being prepared for competitive tender to design and implement these elements and to engage and involve the local community in the detailed design of further improvements.



PROJECT 7 - Improvement of Town Centre Environs
 A series of architectural repairs were implemented as part of the TCRF and it is proposed to continue this effort on various buildings throughout the town centre. An architect has been engaged to identify the improvements required and implement this work as soon as possible once agreements with the affected owners have been concluded. Land purchase may also be involved.



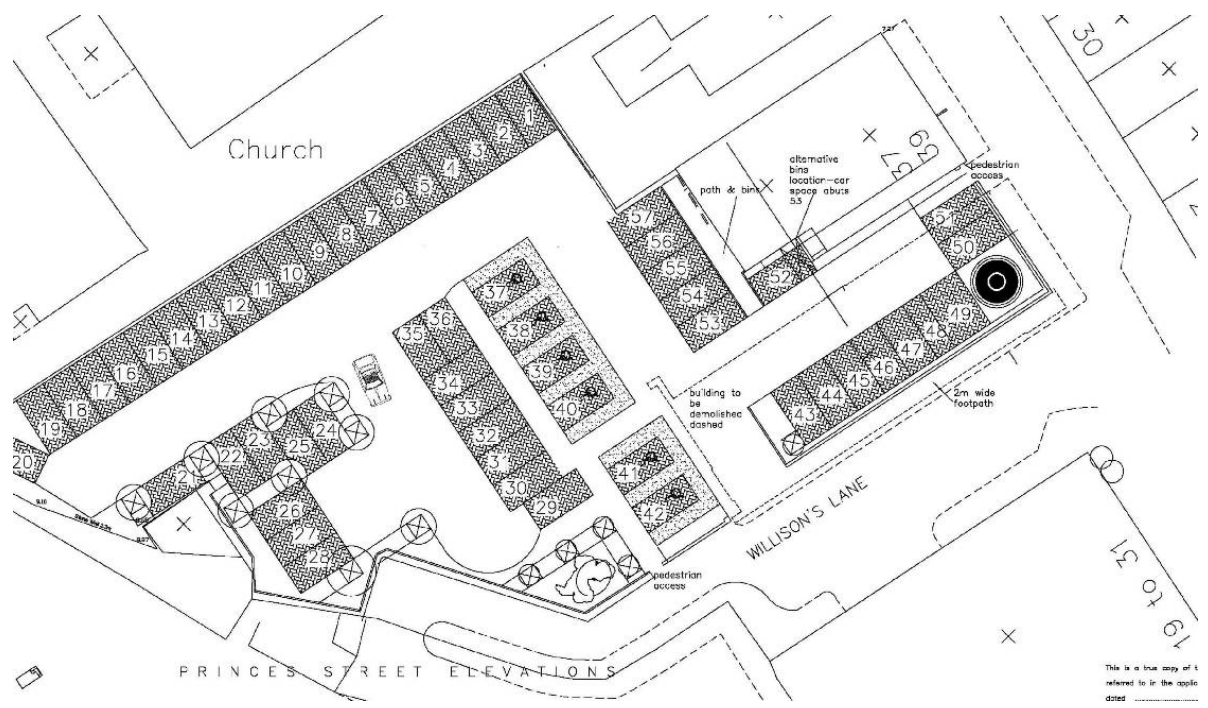
PROJECT 8 – Individual Sites in Town centre
 A range of sites have been identified as particularly run down or provide opportunity for future development. It is intended that RI and Council Officers will work with owners to bring forward proposals to regenerate these sites.
 Site A - Brown Street Bingo Hall Site
 Site B – Scarlow St, Office Buildings
 Site C – Montgomery's Bar Premises
 Site D – Star Hotel
 Site E – BT Telephone Exchange



PROJECT 9 – New Joint Services Centre
 The Council as part of its Asset Management Plan(AMP) agreed that 2 joint service centres be developed, one in Gourrock and one in Port Glasgow. RI and Council Officers are currently assessing the availability and suitability of properties to accommodate such a facility. Discussions are ongoing with a number of owners and a further report will be brought forward to Members at a later date.



CORONATION PARK



PRINCES STREET CAR PARK

COST ESTIMATE

Site: Coronation Park, Port Glasgow

File no: 343.01

Client: Riverside Inverclyde

Date: 24-08-11

Item	No	Rate	Unit	Cost
Extra Heavy Standards	122	£120.00	each	£14,640
Shrubs/hedge	900	£16.00	per m2	£14,400
Post & wire fence: Front	215	£15.00	Lin m	£3,225
Reconstituted stone wall with decorative railing on top	205	£300.00	Lin m	£61,500
Rail: Riverside	165	£50.00	Lin m	£8,250
Paving: Main drive	357	£125.00	m2	£44,625
Paving: Riverside	1287	£125.00	m2	£160,875
Clearance			say	£50,000
Allowance for sea wall repairs (carried out by licensed contractor)			say	£100,000
Move monuments			say	£20,000
Lighting			say	£100,000
Signs	3	£2,000.00	each	£6,000
Seats	10	£1,000.00	each	£10,000
Shelters	5	£5,000.00	each	£25,000
Total:				£618,515.00
Establishment		10%		<u>£61,851.50</u>
				£680,366.50
Contingencies		10%		<u>£68,036.65</u>
				£748,403.15
Fees		8%		<u>£59,872.25</u>
Total				£808,275.40