
Report To:	Environment and Regeneration Committee	Date:	7th June 2012
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	R224/11/AF
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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 the further consultation and implementation of proposals.

2.0 SUMMARY

- 2.1 The Regeneration Committee on 27th October 2011 Committee endorsed the development framework for the regeneration of Port Glasgow Town Centre and delegated authority to the Corporate Director Regeneration and Environment to engage RI to progress with implementation of the proposals following further consultation.

- 2.2 RI has undertaken further consultation and embarked upon implementation including:
- A fully advertised (Telegraph, ri web site and posters) exhibition of the proposals were displayed on-line and in the Port Glasgow Library for three days with consultation feedback forms on web and in library
 - A presentation and question and answer session on the proposals to Port Glasgow West Community Council on 30th January 2012
 - Explanation of proposals and progress to Port Glasgow Tenants and Residents Association on 19th April
 - Consultation on 30th April with Port Glasgow West Community Council re Sculptor's brief for western entrance
 - A range of activities have been undertaken as outlined in para 5.1.

- 2.3 Environmental and Commercial Services have also been working with Strathclyde Passenger Transport (SPT) to bring forward the implementation of the bus station and Park'n Ride proposals for Port Glasgow.

3.0 RECOMMENDATIONS

- 3.1 That Committee:
1. notes progress to date and that further progress reports will be brought back for Members' information and consideration in due course.
 2. agrees to the establishment of a Port Glasgow Town Centre Members' Working Group to include all Ward 1 and 2 Councillors and chaired by the Convener for Environment and Regeneration Committee.
 3. notes that costs for maintaining roads and environmental public works will be contained within existing revenue budgets.

Aubrey Fawcett
Corporate Director, Environment, Regeneration and Resources

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 The Council decided to invest a further £1million in 2011/12 and ri were instructed to bring forward proposals which were endorsed by Regeneration Committee on 27th October 2011.

5.0 DEVELOPMENT PROPOSALS UPDATE

- 5.1 Following approval by Committee ri has progressed a range of different activities including:
- **Bus Station Environs improvements** : Contract worth £33K completed by Cardwell Nurseries in March
 - **Architectural repairs to town centre environs**: Contract worth £49K completed by WH Kirkwood in March.
 - **Princes Street Shopper's Car Park** : Planning consent obtained; Land acquired by Riverside Inverclyde in early May from four owners; Building demolition contract issued mid May; Main car park contract to commence in Autumn.
 - **New West ern Entrance to Port Glasgow** : Agreement to sculpture agreed in principle with Amey and Transport Scotland: Sculptor's Brief currently being approved by community representatives before open tender issue to sculptors.
 - **Refocus the land uses within the Town Centre**: District Valuer appointed to value former Peacocks shop with a view as possible use as Joint Service centre.
 - **Upgrading of Coronation Park** : Open procurement for design consultants completed. Ironside Farrar appointed to design and raise further funds for the park. Coastal Communities Fund application for £240K submitted. Public consultation being arranged.
- 5.2 In relation to SPT investment the following work has been progressed:
- **Upgrade the Port Glasgow Bus Station** – Officers have prepared an Emergency Powers Report to seek authority to proceed to tender based upon a variation to the quality/value assessment ratio. All design works completed.
 - **Park'n Ride facility at Highholm** - Demolition works have been completed and authority has now been given to put project out to tender.
- 5.3 In relation to Port Glasgow Town Hall the Council has agreed to allocate £250,000 for upgrading works. Additionally £180,000 has been allocated from the Property Assets allocation 2012/13. The following works are being progressed this year:
- Replacement of main electrical switchgear and sub mains cabling
 - Refurbishment of reception/foyer
 - Refurbishment of first floor toilets and provision of new disabled toilet
 - Refurbishment of lift.
- 5.4 Officers are continuing to explore 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. A further report on this matter will be presented to Members in due course.

6.0 CONCLUSION

- 6.1 ri has undertaken a significant amount of work within Port Glasgow Town Centre and following consultation is progressing with the implementation of the development framework. Members should note that further consultation will be ongoing in relation to Coronation Park.
- 6.2 In order that local Members can be regularly informed on progress beyond the updates to Committee, it is proposed that Committee approves the establishment of Port Glasgow Town Centre Members' Working Group, which would be similar to the Central Gourrock Working Group, with all Ward 1 and 2 Councillors invited and chaired by the Convener for Environment and Regeneration.

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

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
Roads and Environmental Infrastructure*	Existing Revenue Budgets				

* Members should be aware that costs for maintaining roads and environmental public works will be contained within existing revenue budgets.

- 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 Environmental and Commercial Services has been consulted on this report
- 7.6 Riverside Inverclyde has been consulted on the preparation of this paper.