
Report To:	Environment and Regeneration Committee	Date:	25th October 2012
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	R/261/12/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 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. The Environment and Regeneration Committee further:
1. approved the establishment of a Port Glasgow Town Centre Members' Working Group to include all Ward 1 and 2 Councillors chaired by the Convener for Environment and Regeneration Committee.
 2. noted that costs for maintaining roads and environmental public works will be contained within existing revenue budgets
- 2.2 Members are advised that the first meeting of the Port Glasgow Members' Working Group took place on 30th August 2012.
- 2.3 ri has undertaken further consultation and embarked upon implementation including:
- A presentation and question and answer session on the various proposals to Whitecroft Tenants and Residents Association AGM on 20th September 2012
 - Update and explanation of proposals and progress report to Port Glasgow West Community Council on 27th September 2012
 - A progress report and question and answer session on the various proposals to Port Glasgow Traders Association on 27th September 2012
 - Consultation on longer term regeneration plan for Port Glasgow town centre to commence in November with Council officials
 - A range of activities have been undertaken as outlined in para 5.1.
- 2.4 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; and,
2. notes that a regeneration plan for the long term redevelopment will be brought forward for Members' consideration in early 2013.

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 Members on the Port Glasgow Members' Working Group were advised that ri has progressed a range of different activities including:
- Completion of contracts for architectural repairs and landscape improvements in Port Glasgow town centre.
 - Completion of purchase of four contiguous sites and demolition of former Co-op building in Princes Street. Award of contract to construct public car park to be completed by Christmas.
 - Agreement to and issue of sculptor's brief to open market. Currently assessing numerous sculptors' submissions for western entrance to Port Glasgow.
 - Offer to purchase former Peacock's shop accepted by owners and due diligence undertaken.
 - Coastal Communities Fund application for Coronation Park withdrawn to maximise chance of success for Council Heritage Trail bid. To be re-submitted in February. Heritage Lottery application for park to be submitted in December.
- 5.2 In relation to SPT investment the following work has been progressed:
- **Upgrade the Port Glasgow Bus Station** – A tender for the work has been awarded to RJ MacLeod Ltd and commenced on 24 September 2012. The contract period is 5 months.
 - **Park'n Ride facility at Highholm** - A topographical survey has been completed on the site. A contract specification for a design and construct project has been finalised and competitive tender documents are currently being issued for this work.
- 5.3 In relation to other Council investment, £430,000 is being invested in Port Glasgow Town Hall to replace the main electrical switchgear, provide a new reception desk, refurbish ground floor and first floor toilets and refurbish the 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. This matter is considered separately on the Agenda under the Office Rationalisation Report.

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, Port Glasgow Town Centre Members' Working Group will be arranged on a regular basis. Members should also be aware a meeting has taken place with Port Glasgow Traders' Association on 24 September and it is intended there will be regular meetings with the Association.
- 6.3 In addition to the current development framework being implemented by ri and the Council, ri has been asked to prepare a long term regeneration plan for the centre of Port Glasgow and it is envisaged this will be brought forward for Members' consideration in early 2013.

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 & 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.