

**Report To:** Environment and Regeneration Committee      **Date:** 7<sup>th</sup> March 2013

**Report By:** Corporate Director Environment, Regeneration & Resources      **Report No:** R/271/13/AF

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

**Subject:** Port Glasgow Strategic Regeneration Project Update

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## **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 Environment and Regeneration Committee on 25<sup>th</sup> October 2012 considered a progress report on the regeneration activities within Port Glasgow Town Centre being undertaken by ri and the Council.
- 2.2 Members are advised that the first meeting of the Port Glasgow Members' Working Group took place on 30<sup>th</sup> August 2012 and a further meeting will be arranged prior to the next meeting of the Committee to review progress on the preparation by ri of a long term regeneration strategy for Port Glasgow Town Centre.
- 2.3 RI has progressed a range of activities have been undertaken as outlined in paragraph 5.1.
- 2.4 Environmental and Commercial Services have also been working with Strathclyde Partnership for Transport (SPT) to complete works to the bus station and commencement of works for the Park'n Ride facility at Higholm.

## **3.0 RECOMMENDATIONS**

- 3.1 That Committee:
1. note progress to date and that further progress reports will be brought back for Members' information and consideration in due course; and,
  2. note that a meeting of the Port Glasgow Town Centre Members' Working Group will be arranged prior to the next meeting of the Committee to review progress on the preparation by ri of a long term regeneration strategy for Port Glasgow Town Centre.

**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 was instructed to bring forward proposals which were endorsed by Regeneration Committee on 27<sup>th</sup> October 2011. In addition, the Council allocated an additional £250,000 for regeneration activities within the Town Centre at the Council meeting on the 14<sup>th</sup> February 2013 and officers in collaboration with Riverside Inverclyde will bring forward proposals for expenditure in this area for consideration by Members in due course.

## 5.0 DEVELOPMENT PROPOSALS UPDATE

- 5.1 RI has progressed a range of different activities including:
- **Bus Station Environs improvements:** Contract worth £33K completed by Cardwell Nurseries March 2012.
  - **Architectural repairs to town centre environs:** Contract worth £49K completed by WH Kirkwood in March 2012.
  - **Princes Street Shoppers' Car Park:** Car park opened to public December 2012. Full contract completion mid February 2013.
  - **New Western Entrance to Port Glasgow:** Short list of four sculptors approved by Transport Scotland and Amey. Sculptors being invited to submit proposals.
  - **Refocus the land uses within the Town Centre:** Peacocks shop purchased by ri and leased to Council for Joint Service centre; former RCH Scarlow Street premises being acquired by ri for possible use as small business centre; former Council Newark House on Scarlow Street being purchased by ri for demolition and use as car park for business centre.
  - **Upgrading of Coronation Park:** Site investigation carried out by Ironside Farrar. Fund raising strategy for essential works currently being examined.
  - **Redundant/empty buildings:** Officers and representatives from Riverside Inverclyde are currently engaging/attempting to engage with owners of a number of empty, redundant and dilapidated buildings including:
    - Monty's Bar, ri has attempted to engage with the owner with limited success, meanwhile officers are reviewing the appropriateness of proceeding with further enforcement action in response to the building's condition.
    - Former Bingo Hall on Jean Street, Officers are engaging with local land/property owners in the vicinity of this property to explore development opportunities.
    - BT Telephone Exchange, ri will be engaging with BT in due course regarding the building's condition.
    - Other Buildings, Officers and representatives from Riverside Inverclyde will continue to explore opportunities to address problem sites/buildings within the Town Centre area.

5.2 In relation to SPT investment the following work has been progressed:

- **Upgrade the Port Glasgow Bus Station** – Works completed in January 2013.
- **Park'n Ride facility at Highholm** – Works commenced on site in January 2013 and due for completion late March/early April 2013.

## 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.

6.2 Members should note that a meeting of the Port Glasgow Town Centre Members' Working Group will be arranged prior to the next meeting of the Committee to review progress on the preparation by ril of a long term regeneration strategy for Port Glasgow Town Centre. It is envisaged that the final strategy will be brought forward for Members' consideration after the summer recess.

## 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     | £1,250,000                 | 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 & 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 & Commercial Services has been consulted on this report.

7.6 Riverside Inverclyde has been consulted on the preparation of this paper.