
Report To: Environment & Regeneration Committee **Date:** 2nd May 2013

Report By: Corporate Director – Environment, Regeneration & Resources **Report No:** E+R/13/05/13/SJ/GC

Contact Officer: Stuart Jamieson **Contact No:** 01475 712401

Subject: John Wood Street and Bay Street, Port Glasgow

1.0 PURPOSE

- 1.1 A number of shop premises belonging to the Common Good Fund in John Wood Street and Bay Street in Port Glasgow require to be modernised in their appearance. The purpose of this report is to seek Committee's approval for a report to be presented to the Policy and Resources Committee to request funds from the Common Good for their refurbishment.

2.0 SUMMARY

- 2.1 The premises at 4, 6, 8, 17 and 21 John Wood Street and 10 Bay Street are held in the Common Good Fund and administered within the Council's Commercial and Industrial Property portfolio.
- 2.2 All of the premises, with the exception of 4 John Wood Street are currently occupied.
- 2.3 It is felt that if the shop fronts and signage to the premises were upgraded using a standard style and approach, the image of these two key streets could be enhanced.
- 2.4 4 John Wood Street is not currently in a lettable condition. The premises, which extend to 958ft², were last used in 2010 as a Chinese Restaurant and takeaway. The passing rent was £13,250 on a full repairing and insuring lease.
- 2.5 The last tenant left the premises in a poor state of repair, despite best endeavours to pursue the tenant for dilapidations, the Council has not been able to make any recoveries.
- 2.6 Routine inspections of the premises have resulted in it being stripped back to a bare shell due to water ingress from the properties above along with asbestos. This effectively makes the premises unlettable.
- 2.7 Several representations relating to the condition of the premises have been received, including a representation from the Port Glasgow Traders Association, concerned about the profile of these premises.
- 2.8 Due to the size of the existing premises, it is proposed to sub-divide the premises into two shop units and to refurbish them into a lettable condition.
- 2.9 The estimated cost of the works to all of the properties is £95,000.

3.0 RECOMMENDATIONS

- 3.1 That Committee note the content of the report.

- 3.2 That Committee remit the report to the Policy and Resources Committee to approve the funding of £95,000 from the Common Good Fund.

Aubrey Fawcett

Corporate Director – Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 Providing sustainable Town Centres remains a priority of Inverclyde Council and funds have been allocated to regenerate Port Glasgow Town Centre.
- 4.2 A number of premises, held in the Common Good Fund, are managed within the Commercial and Industrial portfolio.
- 4.2 Representations have been made to the Council about the appearance of a number of premises in the bottom half of John Wood Street and Bay Street.
- 4.3 A number of premises in the Town Centre have benefitted from direct Council investment or grants, and Riverside Inverclyde recently completed a programme of improvements in the immediate area. The premises at 4, 6, 8, 17 and 21 John Wood Street and 10 Bay Street were not eligible due to their Common Good status.
- 4.4 All but one of the premises is occupied and it is proposed simply to upgrade the stall riser, shopfront, door, fascia and signage in these premises using a common style. The premises at 4 John Wood Street are not occupied
- 4.5 The last tenant at 4 John Wood Street left the premises in a poor state of repair, despite best endeavours to pursue the tenant for dilapidations, the Council has not been able to make any recoveries. Routine inspections of the premises have resulted in it being stripped back to a bare shell due to water ingress, from the properties above along, with asbestos. This effectively makes the premises unlettable.
- 4.6 It is proposed to sub-divide the premises into two shop units and to refurbish them into a lettable condition. It is proposed to provide new aluminium shopfronts, signage, walls, suspended ceiling, electrics, heating, floor coverings along with fire and security systems.

5.0 FINANCE

5.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Common Good Fund	N/A	2013/14	£95,000	N/A	N/A

Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

6.0 CONSULTATIONS

- 6.1 The Chief Financial Officer was consulted in the preparation of this report.