

Report To: Environment & Regeneration Committee **Date:** 31 October 2013
Report By: Corporate Director Environment,
Regeneration & Resources **Report No:** R309/13/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 development of regeneration projects within Port Glasgow.

2.0 SUMMARY

- 2.1 The Environment and Regeneration Committee on 7 March 2013 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 last meeting of the Port Glasgow Members' Working Group took place on 16 April 2013 and a further meeting will be arranged for November 2013 to review progress on the preparation by ri of a long term regeneration strategy for Port Glasgow Town Centre.
- 2.3 Riverside Inverclyde, in collaboration with Regeneration and Planning Service has progressed a range of activities, as outlined in paragraph 5.1.
- 2.4 Environmental and Commercial Services has completed works to the bus station and commencement of works for the Park'n Ride facility at Highholm, which were funded by Strathclyde Partnership for Transport (SPT).
- 2.5 Gallagher Development has also commenced a further phase of development of the retail park including B&Q, Costa Coffee and a Marston's Family Pub.

3.0 RECOMMENDATIONS

- 3.1 That the Committee note:-
1. progress to date and that further progress reports will be brought back for Members information and consideration in due course; and
 2. that a meeting of the Port Glasgow Town Centre Members' Working Group will be arranged for November 2013 to review progress on projects.

Aubrey Fawcett
Corporate Director Environment, Regeneration & 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 a bingo hall;
 - run down environment including Coronation Park, bus station, back land areas and street facades; and
 - 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 the Regeneration Committee on 27 October 2011. In addition, the Council allocated an additional £250,000 for regeneration activities within the Town Centre at the Council meeting on 14 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.
- 4.5 The Council has also allocated £95,000 to improve a number of shop premises, held within the Common Good Fund within the Town Centre. These works are currently being designed.
- 4.6 The Council has agreed a revised scheme and associated costs for the Comet Canopy. The tenders for these works will be returned by 29 November.

5.0 DEVELOPMENT PROPOSALS UPDATE

- 5.1 Riverside Inverclyde, in collaboration with Planning and Regeneration Services, has progressed a range of different activities including:-

Kelburn: Two modern, flexible units totalling 25,00 sq.ft are currently being built at Kelburn by Barr Construction of Paisley at a cost of £2.5M and will be ready by the end of the year. They can both be divided into smaller units and area, available to local companies and inward investors.

Scarlow Street: Riverside Inverclyde has now purchased the former River Clyde Homes rent office and will convert it into a small business centre. The work will start in the spring next year. The intention is to create car parking for the business centre by demolishing the Social Work Department building, Newark House, opposite when the Council staff transfer to Peacocks in the spring next year.

Peacocks Shop: Work has begun on providing a joint service centre that will house some 40 Council staff in the former Peacocks shop. This is expected to be completed in the spring of 2014.

Coronation Park: Several unsuccessful attempts have been made to secure funding for Coronation Park to provide it with the upgrade and modernisation it deserves. A scheme will now be developed to undertake some basic minimal health and safety type improvements to the park and will be undertaken by Environmental and Commercial Services.

Western Entrance Sculpture: The public voting exercise resulted in the two figures representing the Shipbuilders of Port Glasgow by John McKenna being the most popular choice. Much work now has to be done to develop a detailed design and to secure the necessary consents from Transport Scotland, Council Planning departments, etc and it is likely to be some 2 years before the sculpture materialises at the roundabout.

Empty Shops: Riverside Inverclyde is investigating the use of some of the remaining large empty shops in the town centre which have very little prospect of being taken up by the private sector in these difficult economic times. This will complement the Council's work relating to shop fronts.

Monty's Bar: Planners are endeavouring to liaise with the Bank who has taken control of the building re addressing the eyesore – ultimate demolition intended.

Regeneration Strategy: The preparation of the regeneration strategy for the PG Town Centre has been delayed; however, Riverside Inverclyde will be proceeding to appoint consultants to prepare the strategy for consideration by Committee/Board in due course.

5.2 In relation to Council/SPT investment, the following work has been progressed:-

- Upgrade the Port Glasgow Bus Station – works completed in January 2013 - shelter design being looked at to limit the effect of wind movement;
- Park'n Ride facility at Highholm – Works completed in May 2013 and usage being monitored.
- Road markings and signs have been fully refurbished in relation to waiting restrictions; and
- Princes Street Car Park completed in early 2013.

5.3 Members will no doubt be aware that work is well on the way by Gallagher Developments at the Port Glasgow Retail Park, including:-

- Costa Coffee currently being constructed (curved steel work up) should be completed by 20 December, fit out will then commence over a period of three months;
- Marston Family Pub drainage works started and currently targeting project completion by April 2014; and
- B&Q is well underway and should be completed by mid March 2014.

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 for November 2013 to review progress. Members should also note that there has been a delay in the preparation by ri of a long term regeneration strategy for Port Glasgow Town Centre and ri will be progressing to appoint consultants and bring forward the strategy for Committee/Board consideration in due course.

7.0 CONSULTATIONS AND IMPLICATIONS

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 Repopulation Implications: The regeneration works undertaken within the Port Glasgow town centre should contribute to retaining and increasing the population within the area.

7.3 The Head of Legal Services has been consulted on this report.

- 7.4 The Head of Regeneration and Planning has been consulted on this report.
- 7.5 The Head of Property Assets & Facilities Management has been consulted on this report.
- 7.6 The Head of Environment and Commercial Services has been consulted on this report.
- 7.7 Riverside Inverclyde has been consulted on the preparation of this paper.