

Report To: Environment and Regeneration Committee **Date:** 1st May 2014

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 7th March 2013 considered a progress report on the regeneration activities within Port Glasgow Town Centre being undertaken by Riverside Inverclyde (ri) and the Council.
- 2.2 Members are advised that the last meeting of the Port Glasgow Members' Working Group took place on 26th February 2014 and a further meeting will be arranged to review the outcomes of the Port Glasgow Town Centre Masterplan study.
- 2.3 Riverside Inverclyde in collaboration with Regeneration and Planning Service continue to progress a range of activities as outlined in paragraph 5.1.
- 2.4 Gallaghers Development's most recent phase of works in the retail park is nearing completion with Costa Coffee now open and a Marstons Family Pub and B&Q due to open in May 2014.

3.0 RECOMMENDATIONS

- 3.1 That Committee notes:
- a. progress to date and that further progress reports will be brought back for Members' information and consideration in due course; and,
 - b. that a meeting of the Port Glasgow Town Centre Members' Working Group will be arranged to review the town centre regeneration strategy in late May/early June 2014.

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 from a variety of funding sources.
- 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. In addition, the Council allocated an additional £250,000 for regeneration activities within the Town Centre at the Council meeting on the 14th February 2013 and a further £500,000 at the Budget meeting in 2014. Officers in collaboration with Riverside Inverclyde will bring forward proposals for expenditure in this area for the latter allocations for consideration by Members in due course.
- 4.4 The Council has also allocated £95,000 to improve a number of shop premises, held within the Common Good Fund within the Town Centre. The specification for the shop fronts has been agreed with tenants and planning applications are about to be submitted. It is envisaged that the works would commence on site in Autumn 2014.
- 4.5 The Council has agreed a revised scheme and associated costs for the Comet Canopy and the award of this contract is imminent.

5.0 DEVELOPMENT PROPOSALS UPDATE

- 5.1 Riverside Inverclyde in collaboration with Regeneration and Environmental Services have progressed a range of different activities including:

Kelburn Business Park: The first phase of works at Kelburn comprising 2 units totalling 25,000 sq.ft are now complete. The level of interest has been good and there are 5 live enquiries that are being pursued to date. One is already at the Heads of Terms stage and the lease looks likely to be concluded by early May 2014. A number of other enquiries have also been received but these are not being progressed as the usage proposed is not compatible with that of the Business Park.

Scarlow Street: Riverside Inverclyde has now purchased the former River Clyde Homes rent office and will convert it into a small business centre. The contract has been tendered and it is anticipated that works will start on site by May 2014 once the lease has been agreed with an anchor tenant who will occupy a significant element of the ground floor. It is ri's intention to create car parking for the business centre by demolishing the social work department building, Newark House, as soon as practical after the Council staff transfer to Peacocks in June 2014.

Peacocks Shop: Contract works are now complete and it is anticipated that the Council Staff will relocate in May 2014.

Port Glasgow Town Hall: The Council continues to invest in the town hall with refurbishment of the lift recently completed further phases of electrical rewiring underway and a first phase of window replacement due to commence in the summer.

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. Regeneration

and Planning Services continue to pursue sources of external funding for the Park.

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. Transport Scotland has confirmed their preference for the larger sculpture and discussions regarding fabrication are underway with Fergusons Shipyard. ri anticipates this being erected in 2015.

Empty Shops: ri 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: The Council is engaging with interested parties to address the current state of the building, ultimately with a view to achieving demolition, which may require further reinforcement action.

Regeneration Strategy: The team appointed to prepare the Masterplan study for the regeneration of Port Glasgow Town Centre, has concluded the public element of the Charrette and is in the process of drafting the final report. Over 130 people attended the Consultation event which was held in the Town Hall from the 18th - 21st March 2014. The Masterplan options will be presented to the Port Glasgow Working Group in May/June 2014 and thereafter to the next meeting of the Environment and Regeneration Committee and ri Board.

Roads Service Update

Street lining works and signage have been refurbished in preparation for the introduction of the proposed Decriminalised Parking Enforcement Scheme. Park'n Ride facility continues to be monitored re usage, which has increased slightly since it was opened. Bus shelter wind protection measures have been introduced.

Engagement with the Port Glasgow Traders

A meeting was held on the 6th March 2014 with the Traders to review progress on projects and identify areas which needed to be addressed. Issues raised by the Traders which are currently being looked into include:-

- Additional signage for the short stay new car park on Princes Street;
- Assurances that Inverclyde Council staff to park in the long stay park & ride car park;
- The possibility of RI/IC acquiring further vacant units;
- The need to raise the profile of the area.

The next meeting with the Traders is planned for 24th June 2014.

6.0 CONCLUSION

- 6.1 There has been a significant amount of development activities in the Port Glasgow town centre area recently, and further work is ongoing to prepare a longer term strategy for the regeneration of the town centre.

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
Various	Port Glasgow Town Centre	2011/16	£1,750,000	n/a	Contained within existing budgets
Common Good	John Wood St/Bay St Shop Improvements	2013/14	£95,000	n/a	Contained within Common Good

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

7.2 Legal

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

7.3 Human Resources

There are no human resource issues arising from this report.

7.4 Equalities

There are no equalities issues arising from this report.

YES (see attached appendix)

NO This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required)

7.5 Repopulation

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

7.6 The Head of Regeneration and Planning has been consulted on this report.

7.7 The Head of Finance has been consulted on this report

7.8 The Head of Environment and Commercial Services has been consulted on this report

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