

Report To: Environment and Regeneration
Committee

Date: 30 October 2014

Report By: Corporate Director Environment,
Regeneration & Resources

Report No: R343/14/AP/AF/FM

Contact Officer: Aubrey Fawcett

Contact No: 01475 712762

Subject: Gourock Pier & Railhead Development – Progress Report

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the progress regarding the redevelopment of the Gourock Pier and Railhead Development Area and seek approval of the recommendations.

2.0 SUMMARY

- 2.1 The progress of the Gourock Central Development is a key priority for the Council. Members approved the revised development framework (incorporating the one-way system) and delegated authority to the Corporate Director Environment Regeneration & Resources to engage Riverside Inverclyde (ri) to deliver the Gourock Pier and Railhead Development Area Project in 2011.
- 2.2 The Council has approved funding of £5.25m for the Pierhead works to date, which includes £150,000 enhancement works for Kempock St in May 2014 and following discussions with the Central Gourock Redevelopment Working Group (CGRWG) in August 2014 identified the priorities for these works.
- 2.3 Inverclyde Council Legal Services are currently in the process of concluding leases and acquisitions and have sought to sign licences with the third parties to enable the works to proceed in the meantime. The 3 remaining outstanding licences are due to be signed imminently.
- 2.4 The Sea Wall works were tendered resulting in an overall cost of £600,000, which will be incorporated within the main contract.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee:
- a) Notes the content of the report;
 - b) Approves the inclusion of the renewal of the Kempock St footpath & blink paving and additional signage into the contract;
 - c) Delegates authority to the Corporate Director Environment Regeneration & Resources to explore opportunities to maximise parking provision and implement works for increased car parking on Shore Street, subject to statutory approvals,

which will be funded from the Road Asset Management Plan and from unused project funds which are not required for the main contract.

- d) Provide an undertaking to ri to cover any additional project costs in the event that these cannot be contained within the current allocation.

Aubrey Fawcett

Corporate Director, Environment Regeneration & Resources

4.0 BACKGROUND

- 4.1 On the 27th October 2011 the Regeneration Committee approved the revised development framework for the redevelopment of the Gourock Pier and Railhead Development Area. The total development costs were originally approved at £4.7m, with an additional £450,000 allocated in the first quarter of 2014 bringing the total sum committed to the project to date to £5.25m.
- 4.2 The Committee agreed in May 2014 to:
- conclude missives on land transfers and leases;
 - take out appropriate indemnities against any future claims;
 - incorporate additional road resurfacing works;
 - procure and construct additional public realm improvements following consultation with Central Gourock Redevelopment Working Group on the location of the works;
 - procure and instruct remedial works to the sea wall;
 - note that Riverside Inverclyde will accept the most economically advantageous tender once all outstanding acquisitions and leases have been resolved; and
 - remit the revenue implications in relation to additional maintenance obligations to the Policy & Resources Committee for approval.

5.0 PROPOSALS

- 5.1 All land transfers are being progressed with 3 outstanding licences required prior to finalising the award of contract and works commencing on site. Subject to all licences being in place it is envisaged that the works programme will be as follows:

Site Start	10 th November 2014
Contract Period	40 weeks
Contract Completion	October 2015

- 5.2 The additional works to the Sea Wall have been tendered, following the advice of ri's lawyers, as an addendum to the main contract. The total cost of the works which are to be funded from the Property Maintenance Budget allocation is in the region of £600,000.
- 5.3 It is ri's intention to issue the letter of intent, week beginning the 6th October 2014. If all licences have not been signed by then, a caveat will be included in the letter advising the Contractor that ri is not able to enter into the formal award of the contract until the licences have been finalised. This would allow the 'clock' to start on the standstill period in which the unsuccessful bidders could bring court proceedings if they were minded to challenge the award decision. The limitation for raising proceedings will not begin until the unsuccessful bidders are notified of RI's decision.
- 5.4 The Central Gourock Redevelopment Working Group met on 26th August 2014 to review the enhancement works to Kempock St & Shore St. The Working Group expressed its support for the renewal of the Kempock Street footpaths to ensure that the footpaths are of a quality commensurate with the overall development.
- 5.5 During discussion on the proposal to refurbish the gap sites known as the Blinks, it was noted that there had been complaints from both residents and visitors regarding the long term use of both upper Blinks for the storage of bins and the appearance of the sites and Members queried whether expenditure on an environmental landscaping and upgrading of the upper Blinks, would represent good use of public

funds. Reference was made to previous interest in developing the sites and the Working Group requested that a report on development opportunities be submitted to the Environment & Regeneration Committee in due course. It was therefore recommended that only minimal additional works such as the renewal of the paving, is undertaken.

- 5.6 The CGRWG also agreed that new signage is erected to advertise the local amenities, and should there be savings within the overall contract, other options for additional public realm improvements to Kempock St & Shore St can be explored in due course.
- 5.7 In response to comments from Members in relation to car parking spaces on Shore Street, it was agreed the Corporate Director, Environment Regeneration & Resources, should investigate (a) potential opportunities for car parking on Shore Street between the Victoria Bar and Lloyds Chemist and opposite the health centre, (b) removal of the existing parking restrictions outside Gourock Library, (c) how many parking spaces are required by Police Scotland at Gourock Police Station and (d) any opportunity to reduce the length of the bus stop on Shore Street, with a view to providing additional short stay public car parking. Reference was made to the number of bus stops along Shore Street and whether these could be reduced. It is proposed that works would be funded from the Road Asset Management Plan and from unused project funds which are not required for the main contract.
- 5.8 Finally, the Board of Riverside Inverclyde has asked that the Council provide an undertaking to ri to cover any additional project costs in the event that these cannot be contained within the current allocation.

6.0 IMPLICATIONS

6.1 Financial Implications

One off Costs

The Sea Wall works as tendered are higher than was initially budgeted for and an additional £100,000 has been allocated from within Property Assets Core Capital allocation to take account of the works, fees and miscellaneous costs associated with this element of the works.

In the event of any project cost overruns, the ri Board asked that Inverclyde Council provide an undertaking to cover any additional costs in the event that these cannot be contained within the current allocation.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Gourock Pier Head Development	Core Budget	2013/17	£4,700		Original Capital allocation
	Roads Allocation	2013/17	£200		Allocation from Roads Asset Management Plan

Kempock St Sea Wall Works	Central Gourock Regeneration	2013/17	£150		Allocated February 2014 Budget
	RI Core Funding	2013/17	£200		Allocated from RI core Funding per Single Operating Plan
	Total Budget Core Project	2013/17	<u>£5,250</u>		
	Property Services Capital	2013/17	£600		£500k previously allocated, further £100k allocated from core Capital budgets

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments

6.2 Legal

Ongoing legal and conveyancing advice regarding the acquisitions continues to be sought.

6.3 Human Resources

There are no human resource issues arising from this report.

6.4 Equalities

Has an Equality Impact Assessment been carried out?

YES (see attached appendix)

NO

6.5 Repopulation

The regeneration works outlined in this report should contribute to retaining and increasing the population within the area.

7.0 CONSULTATIONS

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

7.2 The Head of Regeneration & Planning has been consulted on this report.

7.3 The Head of Environmental and Commercial Services has been consulted on this report.

7.4 The Head of Finance has been consulted on this report

7.5 Riverside Inverclyde has been consulted on this report.

8.0 BACKGROUND PAPERS

8.1 None.