

**Report To:** Environment and Regeneration Committee      **Date:** 15 January 2015

**Report By:** Corporate Director Environment, Regeneration & Resources      **Report No:** R001/15/AF/FM

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

**Subject:** Riverside Inverclyde Project Update

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## 1.0 PURPOSE

1.1 The purpose of this report is to update the Committee on Riverside Inverclyde's progress relating to the regeneration projects within Port Glasgow, Greenock and Gourock.

## 2.0 SUMMARY

2.1 The Environment and Regeneration Committee on 1<sup>st</sup> May 2014 asked to be kept up to date on the regeneration projects.

## 3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee:
- a. Notes progress to date and that further progress reports will be brought back for Members' information and consideration in due course;
  - b. If the previous prospective tenant withdraws interest, agrees to adopt in principle the proposed design of the Gourock Municipal Buildings to reflect business units for small and medium enterprises on the ground and first floor with 2 units on the upper floor being "retained" to allow a community use proposal to be investigated.

**Aubrey Fawcett**  
Corporate Director, Environment, Regeneration and Resources

## **4.0 DEVELOPMENT PROJECT UPDATE**

### **4.1 Custom House Phase 3**

Clark Contracts took possession of the third phase of the Custom House in September 2014. The contract completion date is programmed for March/April 2015.

The contractor is currently carrying out downtakings, removing lath and plaster and partitions and flooring and taking the building back to its main structural elements

### **4.2 Custom House Phase 4**

The Scottish Government have confirmed that our Regeneration Capital Grant Fund (RCGF) application for the fourth and final refurbishment of the Custom House has been recommended for funding. This application (west wing, first floor) will provide £649,332 grant towards the estimated total development costs of £1.19m. The Design Team appointments will be finalised in the forthcoming weeks.

### **4.3 Cartsdyke**

Feasibility work undertaken following receipt of a company enquiry.

### **4.4 James Watt Dock LLP**

A further phase of the Marina is being progressed.

### **4.5 Scarlow Street**

WH Kirkwood is nearing completion of its £0.5million building refurbishment of Scarlow House with completion anticipated late December 2014/January 2015.

### **4.6 Newark House – Demolition and Formation of Car Park**

Missives have been concluded with Inverclyde Council. A mutual Date of Entry will be agreed in the New Year. The planning application was submitted on 28<sup>th</sup> November 2014.

### **4.7 Western Entrance Sculpture**

A Contract is being prepared by solicitors to allow the artist to be commissioned. The first stage of converting the competition winning entry to a finished sculpture will be to make a smaller model, which will then be scaled up. The artist will discuss possible collaboration with Ferguson Shipbuilding once he has firmed up on the structural frame. Consultations with Transport Scotland are ongoing regarding: road safety; lighting; structural safety and with the consultant commissioned to do the lighting design and the artist's Structural Engineer.

### **4.8 Port Glasgow Charrette & Masterplan**

The final presentation of the Masterplan and Charrette outcomes was held in Port Glasgow Town Hall on Thursday 27<sup>th</sup> November 2014 with a good turn out from Port Glasgow residents and traders. The recommendations of the report were favourably received by all. Four individuals expressed an interest in staying involved should a Regeneration Forum be established.

Officers are liaising with owners of the private car park adjoining the Tesco Roundabout with a view to progressing the new exit off the roundabout to provide vehicular access into Princes St, Port Glasgow, subject to availability of funds and Committee approval.

### **4.9 Scotts Dry Dock**

On the recommendation of the Big Lottery we were asked to submit a holding submission for the 2<sup>nd</sup> stage round of Coastal Community Applications. We continue to progress the project and are seeking quotes from marine surveyors for carrying out a condition survey of the Artic Penguin.

#### 4.10 **Kelburn Phase 2**

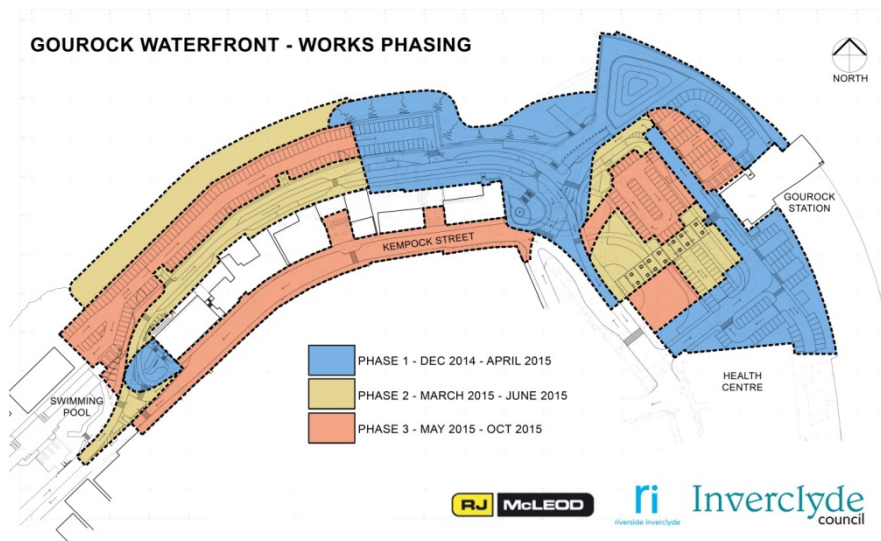
Clark Contracts started work on site in July 2014 and have been progressing well. The contract completion is expected at the end of January 2015.

#### 4.11 **Gourock Pierhead Redevelopment**

The last remaining licence was signed by Network Rail on Friday 7<sup>th</sup> November 2014 and the NEC 3 contract was signed by RJ McLeod in November 2014 with the Contractor formally taking possession of the site in December 2014.

The project consists of the creation of a new landscaped waterfront public realm space, the creation of a new bypass road, additional car parking spaces, the repair of the sea wall and the installation of new drainage, paving, lighting and street furniture.

RJ McLeod has advised that its planned phasing of works is as detailed below.



Phase 1 will consist of:-

- Construction of new carpark east of Gourock Station
- Formation of the new link road through the existing foreshore

Phase 2 will consist of:-

- Construction of new Bypass Road
- Revetment works to the Kempock St Car Park Wall

Phase 3 will consist of:-

- Completion of the Network Rail Car Park
- New paving and road resurfacing on Kempock St

RJ McLeod has appointed Helen Drummond as their Community Liaison Officer, Helen took up her position in December 2014. Meetings with a representative of the Community Council and the Traders' Forum and the Elected Members have been arranged during the weeks commencing the 8<sup>th</sup> and 15<sup>th</sup> December 2014.

Inverclyde Council lawyers continue to progress the conclusion of missives for the sites to be sold/bought.

#### 4.12 **Gourock Municipal Buildings**

Members approved the report on the refurbishment of the Municipal Buildings at the Environment & Regeneration Committee on the 30<sup>th</sup> October 2014.

Members agreed that the Building should be refurbished and upgraded throughout to provide accommodation on the ground floor for a sole tenant and suitable smaller accommodation that would be attractive to SME's on the first floor. They did request

however that the end usage of the 2 larger rooms (Unit 1 & Unit 2) on the first floor be held in abeyance for a period of one year to the 31<sup>st</sup> October 2015 to allow the local community groups time to develop proposals for community use with a sustainable business plan

Ri received correspondence from the prospective tenant for the ground floor advising that they were reconsidering their relocation to the Gourrock Municipal Buildings for a number of reasons.

In the event that the previous prospective tenant withdraws his/her interest, approval is sought to continue with the refurbishment of the building to provide small/medium sized business units on both the ground and first floor with 2 units on the upper floor being “retained” to allow a community use proposal to be investigated.

#### 4.13 **Broomhill Regeneration**

Ri continues to meet regularly with River Clyde Homes and Inverclyde Council regarding proposals to realign Bakers Brae. IC Roads Service has passed a copy of their tender package for the roads design to ri for comment. It is proposed that this will be released for tender before Christmas. Officers will be bringing forward priorities for investment from the £500,000 previously allocated by the Council.

Fairhursts Landscape Architects & Engineers were appointed to manage the selection and installation of a memorial for the Radical War to be sited in Bank St Greenock.

#### 4.14 **Kilmacolm Self Build at Leperstone Avenue**

Consultants have been formally appointed and are progressing with detailed assessment of the site including undertaking an environmental survey and tree survey. The survey established that there was currently no sign of bats roosting and recommended an early works contract to remove the vegetation on the site in advance of the roosting and bird nesting season. This clearance contract has been tendered and the works will start as soon as possible and preferably before Christmas. A planning application has been submitted.

The Community Council has been consulted with and advised that ri intends to letter the neighbours in Finlaystone Place, Finlaystone Road, Leperstone Avenue and Leperstone Road to advise of the forthcoming works. These will be sent out before the Landscaping Contractor is appointed.

### 5.0 CONCLUSION

5.1 Overall the ri projects are progressing well.

### 6.0 IMPLICATIONS

#### 6.1 **Financial Implications**

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a					

Annually Recurring Costs / Savings

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
n/a					

\* Rent level to be agreed with Riverside Inverclyde in consultation with Property Assets

Manager/District Valuer.

6.2 **Legal**

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

6.3 **Human Resources**

There are no human resource issues arising from this report.

6.4 **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)

6.5 **Repopulation**

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

**7.0 CONSULTATIONS**

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

7.2 The Head of Finance has been consulted on this report.

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

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

**8.0 BACKGROUND PAPERS**

8.1 None.