

**Report To:** Environment and Regeneration Committee      **Date:** 5 March 2015

**Report By:** Corporate Director Environment, Regeneration & Resources      **Report No:** R007/15/AF/FM

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**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 Riverside Inverclyde's regeneration projects.

**3.0 RECOMMENDATIONS**

3.1 It is recommended that Committee notes progress to date and that further progress reports will be brought back for Members' information and consideration in due course.

**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 and completion is expected May 2015.

### **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. The formal offers of grant should be issued by the Scottish Government by the end of February 2015.

### **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**

The internal building works were completed on 12<sup>th</sup> January 2015.

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

Missives have been concluded with Inverclyde Council and the Date of Entry will be in February 2015. The planning application for the demolition and creation of a car park was approved on 29<sup>th</sup> January 2015. Works will now progress in due course.

### **4.7 Western Entrance Sculpture**

Discussions on the artist's appointment are ongoing between both parties and will be issued for signing as soon as possible. Consultations with Transport Scotland continue regarding: road safety; lighting and structural safety.

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

Ri gave a commitment to establish a Town Centre Regeneration Forum, the first meeting will be held before the end of March 2015. The Forum is likely to consist of 2 representatives from Town Council, 2 representatives from Traders and 2 local people. To date four individuals have expressed an interest in participating in the Regeneration Forum.

Officers are liaising with owners of the private car park adjoining the Tesco Roundabout with a view to buying the site to progress the new exit off the roundabout to provide vehicular access into Princes Street, Port Glasgow. Details of this proposal are contained within the Property Asset Management report later on the agenda.

### **4.9 Scotts Dry Dock**

The Coastal Community Fund confirmed that our application had been held on a reserve list should any additional funds or a shortfall in spend occur during 2015/16. ri continues to progress the project in the meantime.

### **4.10 Kelburn Phase 2**

Clark Contracts started work on site in July 2014 and have been progressing well. The Contractor has indicated that handover will take place in February 2015.

### **4.11 Gourock Pierhead Redevelopment**

The contract commenced on site on 1st December 2014 and works have been progressing well despite the inclement weather conditions.

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

Members approved the report on the refurbishment of the Municipal Buildings at the Environment & Regeneration Committee on 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 SMEs 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 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 confirmation on 29<sup>th</sup> January 2015 from the prospective ground floor tenant advising that they were reviewing their position and may wish to relocate to the newly refurbished Municipal Buildings. Dialogue is ongoing in this regard and will be subject to Heads of Terms being agreed.

#### 4.13 **Broomhill Regeneration**

ri has identified £1.435m within the Single Operating Plan to fund regeneration activities in the Broomhill area. This includes an allocation of £750,000 from the Council. It is intended that a proposed programme of works will be presented to the Environment & Regeneration meeting later in the year.

In the meantime ri continues to meet regularly with River Clyde Homes and Inverclyde Council regarding their proposals for Drumfrochar and the realignment of Bakers Brae respectively. Inverclyde Council Roads Service is currently tendering the roads design. ri will commission a Land Massing Study for the area from the Baker Street/Ingleston Street junction along Drumfrochar Road and an environmental feasibility study.

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

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

This site clearance contract was completed before Christmas and the Design Team are currently in the process of compiling the tender documentation. The planning application was also submitted before Christmas and has been subject to a number of queries which the team are currently responding to.

### 5.0 CONCLUSION

5.1 Overall the ri projects are progressing well.

### 6.0 IMPLICATIONS

#### 6.1 **Financial Implications**

This report is a general project update report only and does not contain financial implications, all financial implications are reported fully within the Revenue Budget and Capital Programme progress reports which appear on this agenda.

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 for the Gourock Municipal Buildings is 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 & Broomhill 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 Chief Financial Officer has been consulted on this report.

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

**8.0 BACKGROUND PAPERS**

8.1 None.