

**Report To:** Environment and Regeneration Committee      **Date:** 16 June 2015

**Report By:** Corporate Director Environment, Regeneration & Resources      **Report No:** R021/15/AF/FM

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

**Subject:** Broomhill Regeneration

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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 proposed regeneration of Broomhill, Greenock.

## 2.0 SUMMARY

2.1 On the 30<sup>th</sup> April 2015, the Environment and Regeneration Committee was advised that ri had identified £1.435m within the Single Operating Plan to fund regeneration activities in the Broomhill area. Ri undertook to present the proposed programme of works to the Environment & Regeneration meeting in June 2015.

2.2 This sum included an allocation of £750,000 from Inverclyde Council, with £250,000 previously identified in Jan 2014 for environmental works that would complement the investment being undertaken by River Clyde Homes (RCH) to improve the environs of its housing stock.

## 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. Delegates authority to the Corporate Director Environment Regeneration & Resources to engage ri to submit appropriate funding applications to the Regeneration Capital Grant Fund to enable the development of the new light industrial area as outlined in Paragraph 5.2 and that a further report is presented to Members prior to any commitment.

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

## 4.0 BACKGROUND

4.1 At the Environment & Regeneration Meeting on the 16<sup>th</sup> January 2014 Members approved the Masterplan for the Central East Area (Broomhill). The key elements of the Masterplan include:

1. The recognition that Drumfrochar Road is a key east/west route for the public moving through Inverclyde. As such it is important that the current road environs are improved with significant environmental improvements undertaken and highway road improvements on Baker's Brae;
2. Key sites identified for development of housing of varying density, commercial or retail use where appropriate;
3. Development on each side of Drumfrochar Road be encouraged to introduce Boulevard design to reduce the width of the road, provide on street parking, introduce safe pedestrian crossing points and introduce trees and other landscape devices to improve the quality of the environment;
4. Development of lesser or small sites through landscaping, architectural or sculptural interventions to improve the perception of the area;
5. Examine opportunities for the landscaping or development of the redundant railway line which scars the area. This can be linked with another Council initiative the Green Network Routes

4.2 The Corporate Director Environment, Regeneration & Resources was charged with the responsibility of developing detailed proposals for the environmental improvements in line with the Masterplan and in consultation with the local community and Ward 3 Members.

4.3 Since the Masterplan has been approved ri has been liaising closely with Inverclyde Roads Service, the Property Assets Manager, Planning Department and River Clyde Homes to coordinate and develop the proposals for the regeneration of Broomhill.

## 5.0 PROGRESS TO DATE

5.1 Road Environs – in order to address the masterplan objectives above, the Roads Service, following a rigorous tendering exercise, appointed AECOM Civil Engineers in February 2015 to provide an options appraisal and recommend a road design that will improve the junction of Bakers Brae and Drumfrochar Road.

To enable this, AECOM will identify the sites required to facilitate their preferred option recommendation and additional land requires to be purchased.

5.2 Housing, Commercial, Retail Sites – RCH have now embarked on their programme of works to refurbish 666 existing properties and build 20 new homes for Broomhill residents.

Ri commissioned MMS to undertake a Land Massing study to identify the Title holders of the undeveloped land either side of the Drumfrochar Road. This study has now been completed and will help inform the future development of the larger vacant sites that front onto the Drumfrochar Road corridor.

Within the Masterplan Report, the Bakers Brae corner (Site 10) was identified for a new light industrial park. Consideration can be given to purchasing additional land for demolition to complement the road realignment works. It is proposed that ri submits an application to the next round of the Regeneration Capital Grant Fund seeking support for this scheme which could be in the region of £4m and that a further report is brought back to Members prior to any commitment.

# Site 010

light industrial



The central district of the site has always been designated as an industrial area; it is felt that there is no need to change this. This development would take into account the new road and amenity strategy. The existing business would be offered space slightly further down Baker's Brae. There is also a great opportunity to tie in with Space 010.



- 5.3 Drumfrochar Rd Boulevard Environmental Treatment – ri commissioned Hirst Landscape Architects to carry out a Landscape Study and prepare a Design Statement/Guide in conjunction with the Planning Service to ensure that title holders of future development sites will adhere to the Boulevard Design guidelines that will be identified as a condition in future planning consents. Draft landscaping proposals have initially been discussed with the Planning service and the Design Statement requires formal sign off. ri awaits details of the preferred road realignment option to conclude this commission. It is envisaged that the previously approved £250,000 for environmental improvements will complement RCH's ongoing investment along Drumfrochar Rd
- 5.4 Development of Lesser or Small Sites – The MMS study will help inform the development of the smaller sites. ri have appointed Fairhursts Landscape Architects to manage the Radical War Memorial at Bank St, Greenock.
- 5.5 Redundant Railway Line – This matter is still under consideration.

## 6.0 IMPLICATIONS

### 6.1 Financial Implications

The costs of the proposed PH1 Road Realignment works are as follows:-

#### One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Broomhill Regeneration	IC ri	2014-17	£0.110k £1.435m inclu £750k contrib from IC		Shown as all funding the Bakers Brae realignment

Annually Recurring Costs / Savings

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
Contained within existing budgets					

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 proposed for 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 Legal and Property Services has been consulted on this report.

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

**8.0 BACKGROUND PAPERS**

8.1 Environment & Regeneration Committee 16<sup>th</sup> January 2014  
Agenda Item 13 - Master Planning Study for Central East Greenock