

Report To: Environment and Regeneration Committee **Date:** 3 September 2015

Report By: Corporate Director Environment, Regeneration & Resources **Report No:** R028/AF/FM

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

Subject: Riverside Inverclyde Project Update

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 1st 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:

- a. 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

Practical Completion was achieved on 8th July 2015. Ri is currently in detailed discussions with a tenant who is aiming to take up the lease at the end of August.

4.2 Custom House Phase 4

Ri received the Scottish Government formal offer of RCGF grant in the amount of £649,332 at the end of April 2015. The Consultants are currently progressing the design with a view to the works starting on site late 2015.

4.3 Cartsdyke

Feasibility work has been undertaken following receipt of a company enquiry.

4.4 James Watt Dock LLP

A further phase of the Marina is being progressed.

4.5 Newark House – Demolition and Formation of Car Park

Caley Construction are currently on site with the formation of the new carpark for Scarlow House Business Centre. The works are due to complete late Sept/Oct 2015.

4.6 Western Entrance Sculpture

The Artist's appointment was signed by all parties at the beginning of July 2015 and the design and manufacturing process has now commenced. Consultations with Transport Scotland continue regarding: road safety; lighting and structural safety. The delivery and installation is anticipated Spring 2017.

4.7 Port Glasgow Charrette & Masterplan

The first meeting of the Port Glasgow Town Centre Regeneration Team took place on Tuesday 26th May 2015 and was well attended. The Forum will meet every 3 months.

4.8 Port Glasgow Roundabout Spur and Public Realm

The private car park adjacent to the Tesco roundabout opposite Port Glasgow Town Hall was acquired on 27 April 2015. Consultants have been appointed to consider the design of a new exit off the roundabout to provide vehicular access into Princes Street, Port Glasgow and monthly design team meetings are now underway with a view to works starting in 2016. Viability of the project is subject to availability of funds and Committee approval and reports will be brought to the RI Board & Environment & Regeneration Committee in due course.

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 consider all options for the project.

4.10 Gourock Pierhead Redevelopment

The contract commenced on site on 1st December 2014 with completion expected October 2015.

The Contractor is approximately 2/3 of the way through his programme. He is currently working on the formation of the new road at the rear of Kempock Street, and the road and pedestrian approach in front of Gourock Station. The paving of the footpaths and blinks on the North side of Kempock Street is almost complete and they plan to have the South side footpath finished by mid September and the road resurfacing will start thereafter. The inclement weather over the summer has hampered the Contractor's progress and the Team are currently reviewing the programme and completion date.

To assist with the safe and efficient delivery of goods to all the shops in Kempock Street, Inverclyde Council has implemented a TTRO to prohibit parking on the North Side of Kempock

Street for a short length of road (15m) from 0700 hours on 22nd July 2015. This will continue in force until 2000 hours on 4th September 2015. RJM have applied for a further TTRO to suspend parking on Kempock Street over a 30m stretch to allow them to form a pedestrian footway in the carriageway and free up the south side footpath for repaving.

4.11 **Gourock Municipal Buildings**

Members approved the report on the refurbishment of the Municipal Buildings at the Environment & Regeneration Committee on 30th 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. Committee agreed that the end use of the 2 larger rooms (Unit 1 & Unit 2) on the first floor be held in abeyance for a period of one year to 31st October 2015 to allow the local community groups time to develop proposals for community use with a sustainable business plan.

Following agreement on the ground floor design layout with the future tenants, Richard Robb Architects applied for Planning Consent on 29th April 2015. They followed this up with a building warrant submission at the end of June 2015.

Heads of Terms have now been agreed between ri and IC and ri and the ground floor tenant. Lawyers have been instructed to conclude both leases at the earliest opportunity.

4.12 **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.

As requested by Members in June 2015, IC Roads Service has commissioned AECOM to prepare an economic benefit report for the Road Realignment proposals. ri continues to meet regularly with River Clyde Homes and Inverclyde Council. ri have commissioned a Land Massing Study and an environmental feasibility study for the area from the Baker Street/Ingleston Street junction along Drumfrochar Road.

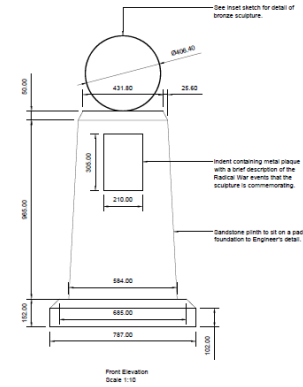
Ri submitted a first stage bid to the Scottish Government Regeneration Capital Grant Fund on 10th July 2015. Applicants will be advised at the end of August whether they are through to the 2nd round submissions.

4.13 **1820 Radical War Memorial**

Following a competitive procurement process earlier this year Fairhursts Landscape Architects & Engineers were appointed to manage the selection and installation of a memorial for the Radical War to be sited in Bank Street, Greenock. A Steering Group was formed, chaired by Councillor Clocherty, comprising members from local community groups, eg Inverclyde Historical Society, Riverview Players, Greenock Central Residents Action Group and ri officers. Two artwork projects to commemorate those that died on the 8th April 1820 were chosen by the Group for the site at Bank St and an application for planning consent was made on 13th July 2015.

The Hands of the Fallen

Angela Hunter's stand alone sculpture depicts 2 clasping hands cast in Bronze, one hand is the youngest casualty (8 years) holding that of the eldest (65 years). The imagery is intended to spotlight the humanity of the event and represent the unity of the people of Greenock both during the troubled times of 1820 and the legacy left behind within the society of present day Greenock. The hands encircled by a Bronze ring adds a degree of tension to the piece – stopping it in motion.



The Hands of the Fallen by Angela Hunter

Martyr's Wall

James Gordons Martyr's Wall looks at a direct intervention on the Well Park Stone Wall that runs along Bank Street. Historically, on the anniversary of the massacre, local people used to chalk the names of the dead onto the wall of the prison along with the slogan "...remember the 8th of April, that bloody day when many were wounded and carried away...". On Saturday 15th August, the artist set up a stall in Cathcart Square and the local community participated by giving handwriting samples of the names of the dead. A number will be chosen and passed to the stone mason to engrave on blocks of Caithness stone to be inserted into the wall.



Martyr's Wall by James Gordon

Position of exact block faces to be removed and the lettering which will be substituted.

Jamieson & Gordon
10th July 2015
Cathcart Square Memorial
Not to scale
Drawing 15/2/B 107

The installation date will be confirmed once the planning application is approved.

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 enabling works tender documentation. The planning application was also submitted before Christmas and has been subject to a number of queries which the Project Team responded to. We are hopeful that the application will be considered at the September Committee.

5.0 CONCLUSION

5.1 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
Property Assets	Rental Income	2016/17	£(12,500)	AMP	none

* Rent level for the Gourock Municipal Buildings has been 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.