

Report To: Environment and Regeneration Committee **Date:** 14 January 2016

Report By: Corporate Director Environment, Regeneration & Resources **Report No:** ENV/002/16/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.
 - b. Agrees to ri being the Delivery Agent for the Baker's Brae Road Realignment.

Aubrey Fawcett
Corporate Director, Environment, Regeneration and Resources

4.0 DEVELOPMENT PROJECT UPDATE

4.1 Custom House Phase 4

Ri received the Scottish Government formal offer of Regeneration Capital Grant Fund (RCGF) in the amount of £649,332 at the end of April 2015. The contract was tendered during November/December with a view to works commencing by Spring 2016.

4.2 James Watt Dock LLP

The final phase (of four) in the South Basin – extension to D pontoon - was completed in June this year for 25 berths including pontoon fingers and alongside berthing. At the same time B pontoon was extended to include 50m+ of heavy duty commercial berthing and a link to the fuel jetty.

4.3 Newark House – Demolition and Formation of Car Park

Caley Construction completed the works at the end of September and the Car Park is open for use by the tenants of Scarlow House Business Centre.

4.4 Western Entrance Sculpture

The Artist is currently progressing with his commission, working towards a delivery and installation date of Spring 2017.

4.5 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 undertaken detailed traffic surveys and following extensive pre application discussions with Inverclyde Council Officers, submitted the Planning Application in December 2015. The Team are progressing the detailed design package with a view to tendering and commencing the works next year. Viability of the project is subject to RCGF approval. Reports will be brought to the RI Board and the Environment & Regeneration Committee in due course.



4.6 Gourock Pierhead Redevelopment

The contract commenced on site on 1st December 2014. The majority of the works were expected to be complete by the end of November/beginning of December, however RJ McLeod was delayed by the poor weather conditions during these months.



Awaiting Annie's return



New eastern exit from Lower Kempock St



Avenue leading to the Station



Looking from the Station towards Kempock Place

4.7 Gourock 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. Councillor Ahlfeld was given an extension of 4 months at the Environment & Regeneration Meeting on the 29th October to report back on any proposals.

Following agreement on the ground floor design layout with the future tenants, Richard Robb Architects applied for Planning Consent, Listed Building Consent and Building Warrant and the project was tendered in October/November 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 prior to ri awarding the contract to the preferred tenderer. Works will start in early 2016.



4.8 **Broomhill Regeneration**

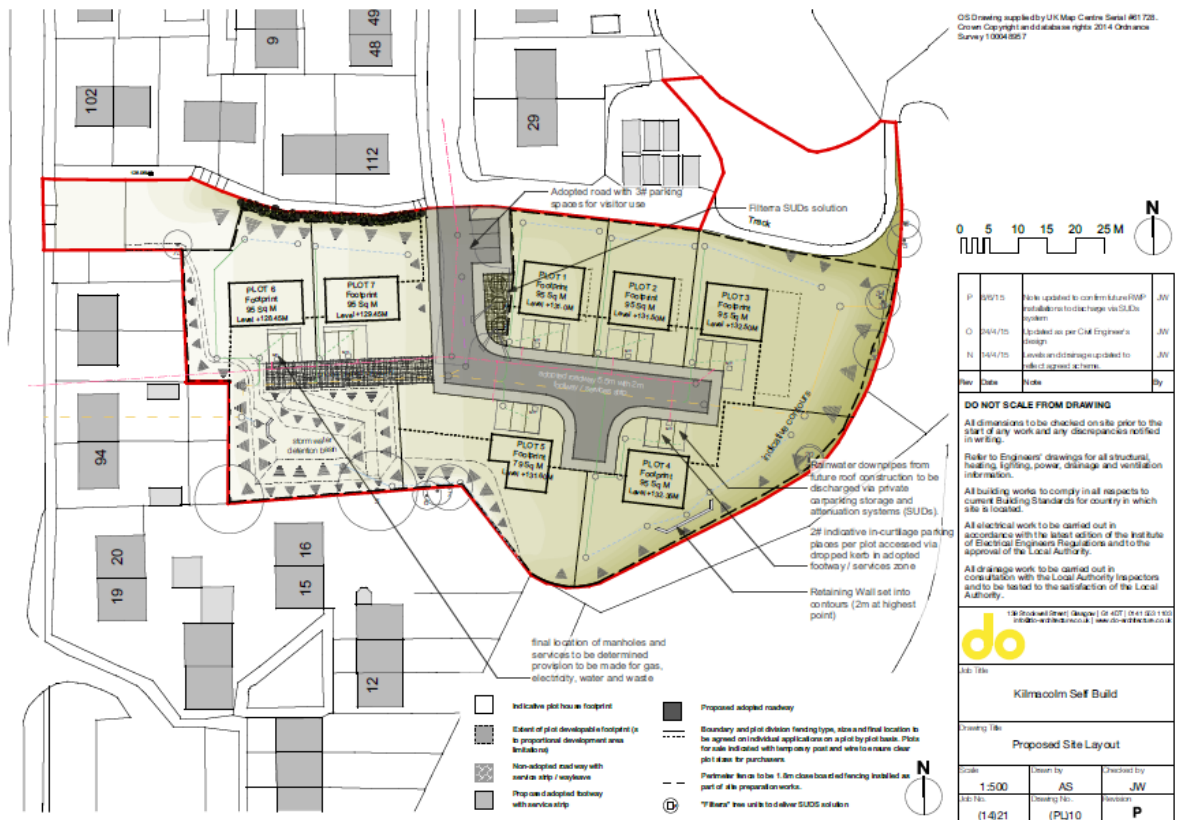
The Corporate Director presented a report to the Environment & Regeneration meeting on 29 October 2015 advising that ri's application for RCGF funds for the Baker's Brae Road Realignment had been unsuccessful and proposed an allocation of free reserves to allow the project to proceed.

A further allocation of £1m for the project was approved by the Policy and Resources Committee on 17th November 2015. ri has identified a further £0.565m to supplement the £1.435m within the Single Operating Plan to fund regeneration activities in the Broomhill area. This together with the £0.110m already committed to the project from the Council brings the total budget costs to £3.110m.

Approval is sought for ri to be the Delivery Agent for Inverclyde Council. If agreed, ri will appoint a Design Team from its Framework to take forward the detailed design of the road realignment.

4.9 **Kilmacolm Self Build at Leperstone Avenue**

The Planning Application was granted on 8th October 2015 albeit with a number of conditions which the Design Team is currently addressing. The project was tendered in December 2015 and the contract will be awarded in early 2016.



4.10 **Town Centre Regeneration Forum**

Regeneration Forum meetings have been held in Port Glasgow and Greenock with the first Gourock meeting scheduled for 15 January 2016.

5.0 CONCLUSION

5.1 ri remains extremely busy with all projects progressing satisfactorily.

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 and 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.