

Report To: Environment and Regeneration Committee **Date:** 28 April 2016

Report By: Corporate Director Environment, Regeneration & Resources **Report No:** ENV/009/16/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.

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 has been awarded and works will commence shortly.

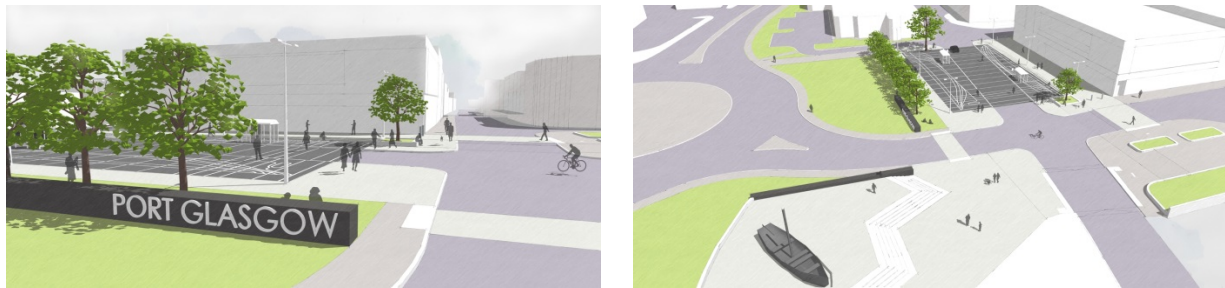
4.2 Western Entrance Sculpture

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

4.3 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 Road Construction Consent for the new Spur Road was submitted in January 2016.

The Scottish Government announced their RCGF awards on the 26th February 2016 and the Lower Town Quarter was successful in achieving a Regeneration Capital Grant Award of £852,200.



The Design Team are currently progressing the detailed design package with a view to tendering and commencing the first phase of the works later in the year. Reports will be brought to the RI Board & Environment & Regeneration Committee once the tendered costs are known.

4.4 Gourock Pierhead Redevelopment

The works are now complete and the Final Account has been agreed with RJ McLeod.



Image courtesy of Inverclyde Now



Image courtesy of Inverclyde Now

4.5 **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. On the 29th October 2015, a 4 month extension was given at the Environment & Regeneration meeting to report back on any proposals.

All Statutory Consents are now in place, lease negotiations have been concluded and the contract has been awarded. Works will commence shortly.

4.6 **Broomhill Regeneration**

Following the approval of Inverclyde Council and Riverside Inverclyde to support the Bakers Brae Realignment budget of £3.110m, in their capacity of Delivery Agent for the project convened the first meeting of the Design Team.

Using the Consultants from our Framework the Design Team is as follows.

Lead Consultant & QS Services	Gleeds Cost Consultants
Civil Engineers	Will Rudd Davidson
Landscape Architects	Ironside Farrar

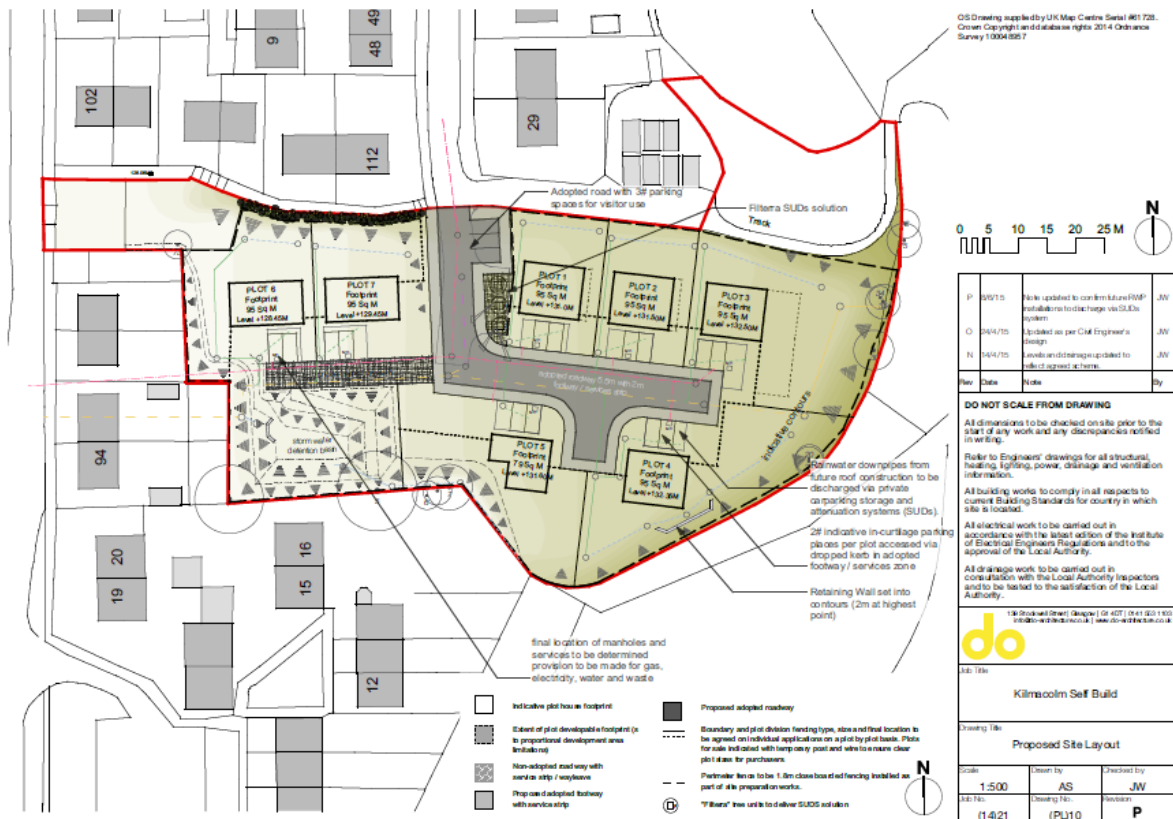
Inverclyde Council's Property Manager is currently finalising a number of the land acquisitions to facilitate the project.

4.7 **Kilmacolm Self Build at Leperstone Avenue**

The Planning Application was granted on the 8th October 2015 albeit with a number of conditions which the Design Team is currently addressing. The project was tendered in December 2015 and approval was given by the Policy and Resources Committee on the 22nd March 2016 to underwrite any losses that Riverside Inverclyde may incur whilst delivering this project.

The main works contract will be awarded shortly and the Contractor will be asked to undertake appropriate communications with the neighbouring residents prior to commencing works.

Completion is expected late Autumn 2016.



4.8 Town Centre Regeneration Forum

Regeneration Forum meetings are held every three months in the Town Centres of Port Glasgow, Greenock and Gourock. A separate update report is included within these papers.

5.0 IMPLICATIONS

5.1 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 and 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.

5.2 Legal

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

5.3 **Human Resources**

There are no human resource issues arising from this report.

5.4 **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)

5.5 **Repopulation**

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

6.0 CONSULTATIONS

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

6.2 The Chief Financial Officer has been consulted on this report.

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

7.0 BACKGROUND PAPERS

7.1 None.