
Report To:	Environment and Regeneration Committee	Date:	1 September 2016
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV/020/16/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 1 May 2014 asked to be kept up to date on Riverside Inverclyde's regeneration projects. This report provides Committee with an update on all Riverside Inverclyde's ongoing projects.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee:
- Note progress to date and that further progress reports will be brought back for Members' information and consideration in due course.
 - Agree that the end use of the 2 larger rooms (Unit 1 & Unit 2) on the first floor of Gourock Municipal Buildings be held in abeyance for a further period of one year to 1 September 2017 to allow the local community group time to develop a Heritage Lottery Application and that £16,000 for the loss of rental income be paid to Riverside Inverclyde for the period from the Practical Completion Date to 31 September 2017.
 - Approve that Riverside Inverclyde be reimbursed for Crown Estate lease of £700 per annum from the Tourism Budget.
 - Agree that Riverside Inverclyde be allocated additional funding from Inverclyde Council in the amount of £50,000 to be vired from existing Committee Earmarked Reserves currently allocated to the acquisition of a Car Park to support the Pontoon Relocation to East India Harbour.
 - Approve the virement of £30,000 from the Earmarked Reserves currently allocated to the Car Park Acquisition, to provide a loan to the Friends of The Queen Mary.
 - Note that the Gourock Regeneration Forum proposes to use £10,000 from the £15,000 Gourock Community Spend allocation of the Environmental Improvements Fund to support the funding of a dedicated officer to manage the Heritage Lottery Fund bid for the Heritage Centre which, subject to approval, will also be match funded by Riverside Inverclyde.
 - Approve the contribution of £30,000 towards the demolition of the former Babylon Nightclub funded from virement from the Eastern Line of Falls earmarked reserve.

Aubrey Fawcett
Corporate Director, Environment, Regeneration & 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 awarded to WH Kirkwood, with works beginning on site at the start of May 2016. Completion is expected towards the end of the year.

4.2 Western Entrance Sculpture

The Artist is currently progressing with his commission, however it is expected the completion date will be delayed beyond his original intimated date of Spring 2017. The Sculptor has intimated that he is currently some months behind programme but is endeavouring to catch up time. Good progress has been made over the last few months with the quartersize maquettes completed and construction of the two full height skeletons started. The programme delay will be carefully monitored by project staff and reported back to Members in due course.

4.3 Port Glasgow Roundabout Spur and Public Realm

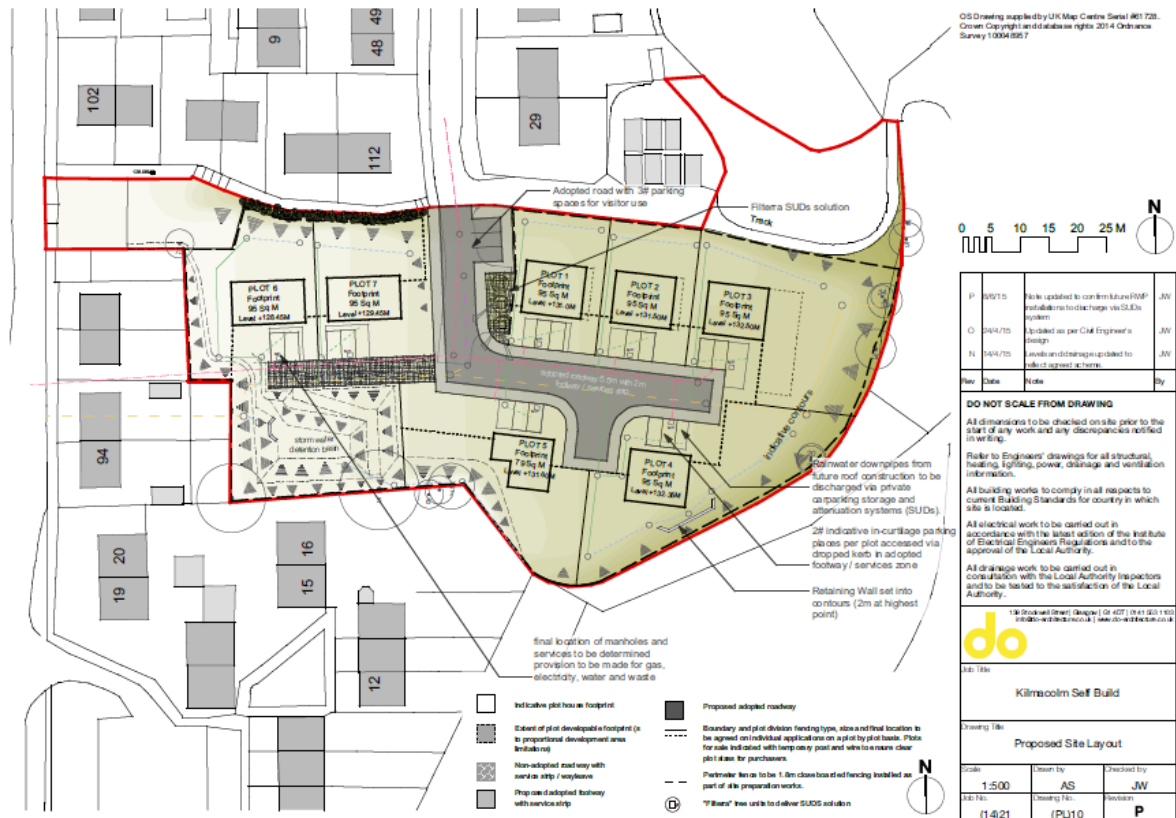
Planning Consent and Road Construction Consent were granted in June 2016, and the design Team are working towards the tender release



Scottish Government seeking support funding to initiate the development of an Enterprise Hub.

4.7 Kilmacolm Self Build at Leperstone Avenue

Following the appointment of the Main Contractor, the Project Team has been meeting regularly to consider the Contractor's Risk Assessments and Method Statements in relation to the site works. The Contractor is considering the extent of rock removal required on site and further dialogue is ongoing as to how this to be progressed. There may be some cost implications as a result of this. RI awaits notice of the Contractor's impending start date so that consultation with neighbours can be undertaken.



4.8 Towns and Villages Environmental Improvements

Members previously agreed a budget of £500,000 to take forward a range of environmental improvements in the towns and villages. Consultation with the 3 Regeneration Forums and the 2 Community Councils is underway. Following a procurement exercise Aird Geomatics have been appointed to survey and draw up the topographical surveys of the appropriate sites for all the proposed projects and public utility searches are also underway.

4.9 Scott's Dry Dock

In an attempt to improve the overall aspect of the Harbours, RI has been liaising with PeelPorts and Marine Scotland regarding the removal of the steel beams that were positioned at the mouth of the basin that leads into the Grade A listed Scott's Dry Dock.

The works have been procured and the granting of the Marine Scotland licence is imminent. It is expected the works will be completed within the next few of months.

The agents for the Crown Estates, Bidwells have confirmed that the replacement floating barrier requires a rent to be paid and they propose a lease in the form of a Small Works Licence. Their proposed agreement grants consent for both the relocation of the Commonwealth Games Pontoon in East India Harbour and the replacement barrier for Scott's Dry Dock (to be installed in place of the steelwork) and maintained on an open-ended basis, in return for an annual payment of £700 per annum.

The agreement can be brought to an end by either party on one months' written notice and, as it can be prepared 'in-house', the Crown Estate's solicitors will not need to be engaged thereby minimising the costs involved.

Approval is sought for ri to be reimbursed for these unexpected and unforeseen costs on an annual basis.

4.10 **Pontoon Relocation**

It was agreed at the Environment & Regeneration Committees in May and June 2014 that the flotilla pontoon, as a Commonwealth Games Legacy, would be relocated from James Watt Dock to East India Harbour on a permanent basis to encourage day visitors, animation of the river and an economic dividend driven by day visitors' spend in the town centre shops and restaurants.

The contract has now been tendered and the sums received are higher than the estimated cost plan. A value engineering exercise will be undertaken but Consultants advise that this increase is reflected across the industry in terms of services of this specialist nature. Riverside Inverclyde seeks additional funding from Inverclyde Council in the amount of £50,000 to support this project which could be freed from existing earmarked reserves currently allocated to the Car Park acquisition.

4.11 **TS Queen Mary**

The Friends of the TS Queen Mary (FQM) are currently fundraising for the dry dock phase of works and have raised the amount required to carry out the works. Their business plan however does not include any sums for a contingency and they have asked Inverclyde Council to consider providing a loan for £30,000 that would allow a contingency to be built into their calculations. £30,000 could be freed from existing earmarked reserves currently allocated to the Car Park acquisition for this purpose. Dialogue is ongoing with Friends of the Queen Mary regarding a short to medium term berthing facility in Inverclyde.

4.12 **Town Centre Regeneration Forums**

Regeneration Forum meetings are held every three months in the Town Centres of Port Glasgow, Greenock and Gourock. An update report is included below.

The last **Port Glasgow** Forum meeting was held on 20 June and included a presentation from RIG Arts on their mural design for the Port Glasgow Railway Station. The mural is anticipated to be completed in October 2016. A new steering group has been set up for the KGV1 building comprising of ri officers, Inverclyde Council's Technical Services officers and the Port Glasgow Community Association. The aim of this group will be to devise a business plan for the end use of the building; initial discussions are suggesting a town centre community hub/heritage centre along with retention of the Masonic Lodge facilities.

The last **Greenock** Forum meeting was held on 13 July for the Charrette Team to present their draft final report and action plan projects. The Charrette Team have now finalised their Masterplan Report and Executive Summary and a separate report to Members is tabled elsewhere in the agenda.

Members should be aware that discussions are ongoing with owners of the former Babylon Nightclub regarding its demolition to eradicate blight. In order to facilitate this, ri is considering making a contribution towards the demolition costs and it is proposed that the Council also makes a contribution of the £30,000 funded by reserves assessed to be no longer required in relation to the Eastern Line of Falls ownership legal fees.

The last **Gourock** Forum meeting was held on 15 July. A range of environmental issues and ideas were discussed. A strong focus of the meeting was considering options for the proposal to facilitate a Gourock Heritage Centre in the two rooms designated for community use in the new GMB. The Chair of the Regeneration Forum, Councillor Ronnie Ahlfeld has convened a group of interested individuals/organisations who have agreed to participate in supporting a heritage centre for Gourock. Approval is sought from this Committee to support the heritage centre

proposal and Councillor Ahlfeld granted an additional 12 months to progress the proposal. With approval, work will begin sourcing external funding and advice from the Heritage Lottery Fund. A dedicated officer will be necessary to oversee a funding application. In this regard, the Gourrock Regeneration Forum proposes that £10,000 from the £15,000 Gourrock Community Spend allocation of the Environmental Improvements Fund is allocated to support this role which, subject to approval, will be match funded by Riverside Inverclyde.

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 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
Earmarked Reserves	Tourism	2016/2018	£16,000		Cost of reserving GMB Units 1 & 2 to 1.9.17
Earmarked Reserves	TS Queen Mary	2016 /17	£30,000	Car Park Acquisition EMR	
Earmarked Reserves	Pontoon Relocation	2016/17	£50,000	Car Park Acquisition EMR	Increased Costs following tender returns
Earmarked Reserves	Babylon Nightclub Demolition	2016/17	£30,000	Eastern Line of Falls EMR	

Annually Recurring Costs / Savings

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
Regeneration	Tourism	2016/17	£700		For rental payment to Crown Estates

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.