

Report To: Environment and Regeneration Committee **Date:** 12 January 2017

Report By: Corporate Director Environment, Regeneration & Resources **Report No:** ENV/003/17/AF/FM

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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:

- 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 & 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 (WHK), with works beginning on site at the start of May 2016. An extension of time award has been granted to WHK and completion is now expected in the first quarter of 2017.



4.2 Western Entrance Sculpture

The sculptor, John McKenna continues to make reasonable progress with cladding now started on the legs of the first figure. A test foundation slab has been cast to check the structural stability of the whole model on site first, prior to erecting it on the roundabout. It is anticipated that foundations will be laid early in the new year with a phased installation of the Sculpture taking place over the following months.

4.3 Port Glasgow Roundabout Spur and Public Realm

Planning Consent and Road Construction Consent was granted in June 2016, and the design Team released the tender package for pricing late September 2016. Tenders were returned on 1 November 2016 and a preferred Contractor has been identified. Ri will make the contract award once the Minute of Agreement & Bond is agreed between Inverclyde Council and Transport Scotland.

4.4 Gourock Pierhead Redevelopment

The works are now complete and the Final Account has been agreed with RJ McLeod. The contract will be in the defects liability period until March 2017.

4.5 Gourock Municipal Buildings

The Main Contractor, Union Projects, achieved Practical Completion on 10 November 2017. Weir McClafferty Dental Care opened for business on 14 November 2016 and the official opening of the Dental Practice and the Gourock Municipal Buildings took place on Friday 18 November 2016.

To date, three new companies have expressed an interest in the available business suites.

Officers met with the Heritage Lottery Fund (HLF) on 19 September 2016 to discuss opportunities for a number of applications that might benefit Gourock.



Photo Courtesy of George Munro Greenock Telegraph

4.6 **Broomhill Regeneration**

Following the approval of Inverclyde Council and Riverside Inverclyde to support the Bakers Brae Road Realignment budget of £3.110m, ri has appointed a Design Team from their Consultants Framework. Over the last few months the team have undertaken a period of information gathering, the design proposals are now complete and community consultation undertaken. The Planning Application was submitted at the start of the December 2016 with the Road Construction Consent application following shortly after.

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

In June 2016, Riverside Inverclyde submitted a Stage 1 Regeneration Capital Grant Fund (RCGF) bid to the Scottish Government seeking support funding to initiate the development of an Enterprise Hub.

In late September 2016, ri was invited by the Scottish Government to take the project forward to the 2nd stage of the RCGF approval process. This submission was made on 28 November 2016.

4.7 **Kilmacolm Self Build at Leperstone Avenue**

The contractor took possession of the site on 11 October 2016 and immediately commenced works to the culvert repairs in Finlaystone Road prior to moving onto the main site at Leperstone Avenue. To date works have been progressing at a reasonable pace. The extent of rock discovered on site is greater than originally expected and the amount to be removed has increased. The contractor has also discovered some underground ducts etc that were unforeseen and unexpected. There may be some cost and programme implications as a result of this.

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 now complete and all consultees are in agreement with the physical works proposals. Ironside Farrar will now progress their detailed drawings and specification for the tender package to be released early in 2017.

4.9 **Scott's Dry Dock**

The works to remove the welded steel work successfully took place at low tide, week commencing 19th September 2016. The contractor is still in negotiations with Peel for an acceptable barrier solution to the basin that meets their requirements.

4.10 **Pontoon Relocation**

The works to relocate the Flotilla pontoon from James Watt Dock to East India Harbour (EIH) started in October and are practically complete with some minor works still outstanding.

The pontoon was relocated to EIH 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.

Peel Property and Inverclyde Council are currently in discussions regarding the lease and the Management Plan. It is anticipated that the Pontoon will be operational by Spring 2017 to receive visiting craft to the Town Centre.

4.11 **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.

At the meeting of the **Greenock** Town Centre Regeneration Forum on Wednesday 7 September members agreed the priority projects set out in the Greenock Charrette Masterplan Report. Issues such as antisocial behaviour in the town centre were discussed at the Forum meeting on 14 December.

The last **Gourock** Town Centre Regeneration Forum meeting took place on Friday 7 October. Main topics of discussion were the Gourock Heritage Centre and the former Police Station on Kempock Place. The next meeting takes place on Friday 13 January 2017.

The **Port Glasgow** Town Centre Regeneration Forum were pleased to "unveil" the Train Station murals on Tuesday 25 October. The art installation has received very positive feedback from ScotRail, Councillors, officers and members of the community. The last Forum meeting took place on Monday 5 December where the Forum discussed the next set of priority Town Centre projects as identified in the Port Glasgow Masterplan Report.

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.

There is no change to the financial position reported previously.

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.