

## GREENOCK TOWN CENTRE REGENERATION FORUM (TCRF) MEETING AGENDA

**WEDNESDAY 19 FEBRUARY 2025, COMMENCING AT 1PM BY HYBRID FORMAT**

\* Please note – for physical attendance, please attend Inverclyde Council's Customer Service Centre, at the Greenock Municipal Buildings, **10 minutes prior to the start of the meeting**. The meeting is being held in **Customer Services Meeting Room 4 (CSCMR4)**. Virtual attendees can access as normal via the **Microsoft Teams Videoconferencing** link sent in the meeting invite. \*

### **BUSINESS**

- |   |              |
|---|--------------|
| <b>1. Welcome, Apologies and Declarations of Interest</b>   | <b>JC</b>    |
| <ul style="list-style-type: none"> <li>• Chris Bateman – Inverclyde Council, Greenock Town Fund/Board Manager</li> <li>• Alex Fox - Inverclyde Council, Heritage Coordinator</li> </ul>   |              |
| <b>2. Approval of Minute and Matters Arising</b>  | <b>JC</b>    |
| 2.1 Draft Greenock TCRF Minute (28 August 2024)   |              |
| 2.2 Draft Greenock TCRF Minute (20 November 2024)   |              |
| <b>3. Police Scotland Update (Verbal)</b>   | <b>PT</b>    |
| 3.1 Update on Request for Additional TC CCTV  | <b>MMcN</b>  |
| <ul style="list-style-type: none"> <li>• <a href="#">Crime - Link to Police Crime Data</a></li> <li>• <a href="#">Stop and Search - Link to Police Stop and Search Data</a></li> <li>• <a href="#">Road Traffic - Link to Police Road Traffic Data</a></li> </ul> |              |
| <b>4. Greenock TCRF Budget (Report)</b>   | <b>JAW</b>   |
| <b>5. Inverclyde Council and Partnership Updates</b>  |              |
| 5.1 <u>REPORT UPDATES</u>   |              |
| a. Custom House Square Phase 1 & 2  | EM           |
| b. Wellpark Cenotaph (Reinstatement of Number 5)  | EM           |
| c. West Blackhall Street (WBHS)   | GL           |
| d. Levelling Up Fund (LUF) Transforming the 'Heart of the Town'   | JH           |
| e. Towns Board  | CB           |
| f. Partnership Working - River Clyde Homes & ICDT   | JC           |
| 5.2 <u>VERBAL UPDATES</u>   |              |
| a. Town Centre Action/Master Plan   | <b>JH</b>    |
| b. West Stewart Street Underpass (Vandalism Repairs)  | <b>GL/JH</b> |
| c. Partnership Working - River Clyde Homes & ICDT   | <b>RA/EC</b> |
| d. RCH Town Centre Properties Update  | <b>SV/EC</b> |
| <ul style="list-style-type: none"> <li>• Antisocial Behaviours</li> </ul>   |              |

- Voids
  - Shaw Place
  - Action(s) from previous meeting.
- e. River Clyde Homes (RCH) Strategic Investment Plan Update **RO/KMcG**

**6. Any Other Competent Business (AOCB) JC**

6.1 The Environment and Regeneration (E&R) Committee meeting(s) before the summer recess, scheduled as follows:-

- Thursday 13 March 2025 at 3pm
- Thursday 15 May 2025 at 3pm

**7. Date of Next Meeting. JC**

7.1 Wednesday 21 May 2025, at 1pm in the Customer Services Centre Meeting Room 4 (CSCMR4).

**End of Document.**

## Greenock Town Centre Regeneration Forum (GTCRF) Minute of Meeting

**Held Wednesday 28 August 2024 at 1pm by hybrid format within the Municipal Buildings Customer Services Meeting Room 4 (CSC MR4) and via Microsoft Teams Videoconferencing.**

### ATTENDING

Cllr J Clocherty (Chair)	Inverclyde Council - Ward 4
Cllr F Brennan	Inverclyde Council - Ward 4
Cllr P Armstrong	Inverclyde Council - Ward 3
Cllr J Crowther	Inverclyde Council - Ward 7
C Fleming	Inverclyde Tourist Group (ITG) - Chair
Insp. P Thompson	Police Scotland - Inspector Community Policing
J Farrar	Ironside Farrar - Managing Director
C Jewell	Trader Representative – Cradle Care
A Crawley	Greenock Central Residents Action Group
L Cushnaghan	Oak Mall - Manager
S O'Dowling	Oak mall - Duty Manager
C Kincaid	Trader Representative - Spec Savers
S Arkinson	Oak Mall Retail Consultant - Reith Lambert
E Cannon	River Clyde Homes - Senior Housing Manager
S Vernal	River Clyde Homes - Housing Services Manager
N McIlvanney	Inverclyde Council - Head of Service, Regeneration, Planning and Public Protection
E Montgomery	Inverclyde Council - Head of Physical Assets
E Baird	Inverclyde Council - Regeneration Manager
R Braddick	Inverclyde Council - Service Manager, Corporate Policy, Performance and Communications
S Christie	Inverclyde Council - Cultural Services Manager
E Dickie	Inverclyde Council - Team Leader, Communications and Tourism
J Horn	Inverclyde Council – Physical Regeneration Manager
A Johnston	Inverclyde Council - Business Development Officer Town Centres
M McNab	Inverclyde Council - Service Manager, Public Protection
M Thomson	Inverclyde Council - Environment & Technical Finance Manager
S Walker	Service Manager (Roads)
AM Bagstad (Minute)	Inverclyde Council - Committee Officer

### 1.0 **Welcome, Apologies and Declarations of Interests**

1.1 Cllr Clocherty welcomed everyone to the meeting.

Cllr Clocherty, Cllr Brenan and AM Bagstad present, all other attendees accessed the meeting remotely.

1.2 Apologies received from R Ahlfeld, Cllr G Brooks (Jury Duty), C Elliott, H Kuboyama, G Leitch (S Walker substituting), Cllr T McVey, I Moffat, R Orr, Cllr E Robertson, JA Wilson (M Thomson substituting) and Cllr N McGuire.

1.3 There were no declarations intimated.

### 2.0 **Approval of Minute and Matters Arising**

2.1 A draft Minute from the meeting held 15 May 2024 were distributed prior to the meeting and unanimously approved.

2.2 Matters arising covered under today's Agenda.

### **3.0 Police Scotland Update**

3.1 It was noted the biggest TC issues for officers are shop lifting incidents, which, are not being reported timeously. Officers have been working with Shop owners/operators to express the importance of reporting all shop lifting incidents as they happen, this will enable officers to deal with the matter timeously.

3.2 It was advised the Radio Link initiative is an aid to officers for receiving reports of crime, however, crime reporting is still being reported to the Oakmall, rather than to Officers. A reiterated request was made to all traders, to report all incidents timeously to the police, by making better use of the Radio Link system.

3.3 It was advised that there is an abundance of information via the following three links provided prior to every meeting:-

- [Crime - Link to Police Crime Data](#)
- [Stop and Search - Link to Police Stop and Search Data](#)
- [Road Traffic - Link to Police Road Traffic Data](#)

### **4.0 Greenock TCRF Budget Update**

4.1 A budget snapshot as of August 2024, was disseminated prior to the meeting.

4.2 It was noted that the completed projects have been consolidated into one entry with a total spend, to date, of £769k. The Jamaica street carpark project is now complete with a total spend of £308.5k; this will also be consolidated into the completed projects for next period.

4.3 It was advised the West Blackhall Street (WBHS) project is showing a budget of £4.8m, however, the total cost of the project is expected to be £6.1m.

4.4 The report highlighted there is £143.6k of unallocated TCRF funding available.

4.5 It was noted the West Stewart Street underpasses were upgraded in 2022, with funding donated by Riverside Inverclyde. However, in October 2023, the underpass was set on fire and the damage has been estimated at £30k. ([Appendix 2](#))

The Chair requested that if there is no other IC or Shared Prosperity Fund, funding streams available, would the Forum members be willing to pay for repair works from the available Forum's unallocated funding.

4.6 A conversation took place asking the following:-

- Rectify the current damage with like for like works;
- Consideration be given to linking underpass with Magic Torch works carried out in other underpasses;
- Ensure there is consistency with branding under the Discover Inverclyde Strategy and;
- Consideration be given to installation of CCTV coverage to deter future vandalism.

4.7 All Forum members unanimously agreed that if there are no alternative funds available, the project lead has been authorised to seek the Environment and Regeneration Committee's approval, to utilise the Forum's unallocated funds for this project, taking into consideration the above requests.

**Decided:-**

- **IC's Physical regeneration manager to liaise with other Council Services to confirm if there are currently IC or Shared prosperity funding in place for repairs.**
- **IC's Physical regeneration manager to seek IC's Environment and regeneration Committee's authorisation for utilising Forum funds for this project.**
- **IC's Physical regeneration manager to liaise with other Council Services on best cost effective strategy, comparing like for like repair or changing whole underpass with consideration given to Discover Inverclyde Branding strategy and Magic Torch works.**
- **IC's Service Manager for Public Protection to carry out an impact assessment, for the installation of CCTV at the underpass, and liaise with project lead on project costs, to measure cost justification against privacy requirements.**

## **5.0 Inverclyde Council (IC) Project Updates**

### **5.1 REPORT UPDATES**

A Report was distributed prior to the meeting with updates on the following projects:-

a) Custom House Square Phase 1

b) West Blackhall Street (WBHS)

b1) An Oakmall representative asked if the land directly outside the Oakmall could be included in the WBHS project. It was advised that the scope of works have already been defined within the current budget and would therefore be unable to add this additional land to the WBHS project.

b2) It was noted the 2<sup>nd</sup> Phase works are progressing and although the works have been extensive and created a degree of upheaval for residents and traders, the works are a significant improvement for the TC and thanks should be given to all those Officers involved.

b3) It was noted that at the 15 May 2024 meeting, that IC Roads Officer advised they would remove a couple of parking bays from Dalrymple St. (outside Tesco), to alleviate congestion when turning into Westburn Street and the bays are still there.

It was agreed this would be passed to Road Services to action.

**Decided:-**

- **Roads Officers to remove several bays on Dalrymple Street, to alleviate congestion when drivers are waiting to turn into Westburn Street.**

c) Jamaica Street Carpark

d) WI-FI Project

**5.2 VERBAL UPDATES**

a) Greenock TC Action Plans

Officers thanked everyone for coming along to the consultation and walkaround events in June 2024 and all those who took the time to engage physically or virtually.

Officers highlighted the recent Scottish and UK Government's decisions to halt/cease current funding and future allocated funding streams; noting that the Action Plan will need to be adapted to reflect this and be realistic with the categorising of projects into short, medium, and long-term considerations.

JF provided a feedback presentation on the outcomes of the Action Plan consultation events (physical and virtual - [Appendix 1](#))

a1) It was asked if there could be another consultation event with traders and WBHS Trader reps, advised they would help to bring together, traders for a meeting.

IC Officers advised that every effort had been made to encourage Traders to take part in all consultation events, and some Traders did attend the walkaround and TC consultations. It was added there will be ongoing opportunities for discussions and future consultations, however, they will have an internal discussion/review of this request and feedback in due course.

a2) It was highlighted the Harbours appeared on the presentation and it was asked if there are plans to develop the pontoon to generate income, rather than it being a cost burden to IC.

JF confirmed a number of comments had been received, suggesting it is used for Marine Leisure; this will be reviewed at the project stage.

a3) It was noted that RCH Officers attended the walkaround consultation events, but further follow-up engagement with several partners will be arranged in due course.

**Decided:-**

- **IC Officers to consider a further trader consultation meeting.**
- **Harbour pontoon to be considered under Action Plan projects.**
- **Follow-up consultation meetings to be arranged with several partnerships in due course.**
- **Town Centre Signage and Unlock Your High Street**  
It was noted that both these items will be added to the projects list in the Action Plan. However, the TC Signage Project is a priority project that requires strategic

consideration in terms of location of signage, avoiding clutter and making sure it is effective and fit for purpose; whilst including the Discover Inverclyde branding strategy.

b) Towns Fund

The following was noted:-

- The Composition of the Board was agreed but MP representation changed due to the recent General Election.
- Investment Plan/Programme submission date is still to be confirmed. However, the Board are working on the Investment Plan/Programme ready to submit when a date is confirmed.
- The Towns Board is a separate entity from IC. IC provides administrative support and is the accountable body for funding.
- All projects and priorities will be decisions of the Board.
- A Board Workshop took place on 12 July 2024.
- Interviews for a Towns Fund Manager are scheduled for mid-September 2024.
- It was noted that themes/ideas generated by the Board link in with the wider Inverclyde Socio-Economic Task Force plans.
- Next Towns Board is scheduled for September 2024.
- Towns Board updates to be a standing item on the Greenock TCRF Agenda.

c) Levelling Up Fund (LUF) Transforming the 'Heart of the Town'

It was noted that a LUF update report was being submitted to the Environment and Regeneration Committee on 29 August 2024 ([Link to Report](#))

- c1) Officers have been working intensely on negotiating the contract structure and agreeing a delivery programme.

The key milestones for the project are as follows:-

- January 2025: Detailed design complete and tender costs submitted to Inverclyde Council
- Spring 2025: Demolition of Oak Mall and Hector McNeill House elements
- Summer 2025: Demolition/Construction A78/A8
- Late Summer 2026: Construction end
- Autumn 2026: Project Completion

Ongoing updates will be provided to the Forum throughout the project.

It was noted the programme was extended to ensure the tender for the demolitions works, took into consideration the full cost and design of the whole programme, to mitigate any impact on costs.

- c2) It was requested that internal and external pictures are taken of Hector McNeil House for historical records.

Officers advised that the Hector McNeil House building artworks, will be retained and either stored within the Council or utilised in the project.

**Decided:-**

- **Hector McNeil House Artworks to be retained or utilised in the LUF project.**
- **Internal and External pictures to be taken, prior to demolition for historical records.**

## 6.0 **Any Other Competent Business (AOCB)**

- 6.1 **Wellpark Cenotaph** - It was highlighted that the number 5 is missing from on the WWII digits 1945 inscription on the cenotaph.

Corp Coms advised they will identify any works required to the Wellpark Cenotaph and have reinstated prior to remembrance day. It was also noted the war memorials across Inverclyde, are all being re-dedicated by ministers during the Remembrance services this November; Wellpark/Greenock is 100 years old this year.

- 6.2 **Bank Street Path's Edgings** - It was highlighted that the pathway edgings have been dislodged on Bank Street leading to the Wellpark.

This was noted by IC's Service Manager (Roads), who will arrange for Officers to carry out an inspection.

- 6.3 **West Stewart Street Underpass Stairs Leading to Kilblain Street** – It was noted that one of the stairs on the right-hand side towards the top of the staircase is loose.

The Service Manager (Roads) will arrange for Officers to carry out an inspection of the staircase.

## 6.4 **River Clyde Homes (RCH)**

- a) **Cathcart Street** - SV provided apologies for property colleagues and advised she would liaise with them to provide a post meeting property update to AMB.

It was noted that a multiagency meeting has been scheduled for Thursday 12 September 2024, at 11am. Representatives from IC, RCH, Elected Ward members and RCH contractors; have been invited along to provide support and develop ideas on how to tackle the wider social and environmental issues within Cathcart Street.

An Action Plan will be developed from the meeting and a subsequent residents meeting will be held to provide an update.

- b) **Back Courts Improvement Works** – It was highlighted that the previous partnership working between ICDT and RCH, to improve TC Back Courtyards, was a great success and asked if there was any further funding available to continue these works.

EC advised she will liaise with ICDT to identify if they can continue to provide these works and will report back to AMB.

- c) **Environment and Regeneration** – A link to the next E&R Committee meeting and discussion papers was distributed prior to the meeting. It was noted that the IC E&R Committee are the sponsoring committee for the Forum.

It was advised that if any forum members have any further questions for officers, in relation to the items discussed today and contained within the E&R papers, to please submit them via Chair and/or AMB.

### **Decided:-**

- **Corp Coms to identify and reinstate required work for Wellpark Cenotaph prior to remembrance day.**

- **Service Manager (Roads), to delegate relevant Officer to inspect pathway edgings on Bank Street, leading to Wellpark.**
- **Roads Services to carry out inspection of staircase leading to Kilblain Street.**
- **RCH Property update to be submitted to AMB post meeting.**
- **RCH and ICDT update on continuation of Back Court works to be submitted to AMB post meeting.**
- **Any post meeting questions and E&R questions for Officers to be submitted to Chair and/or AMB.**

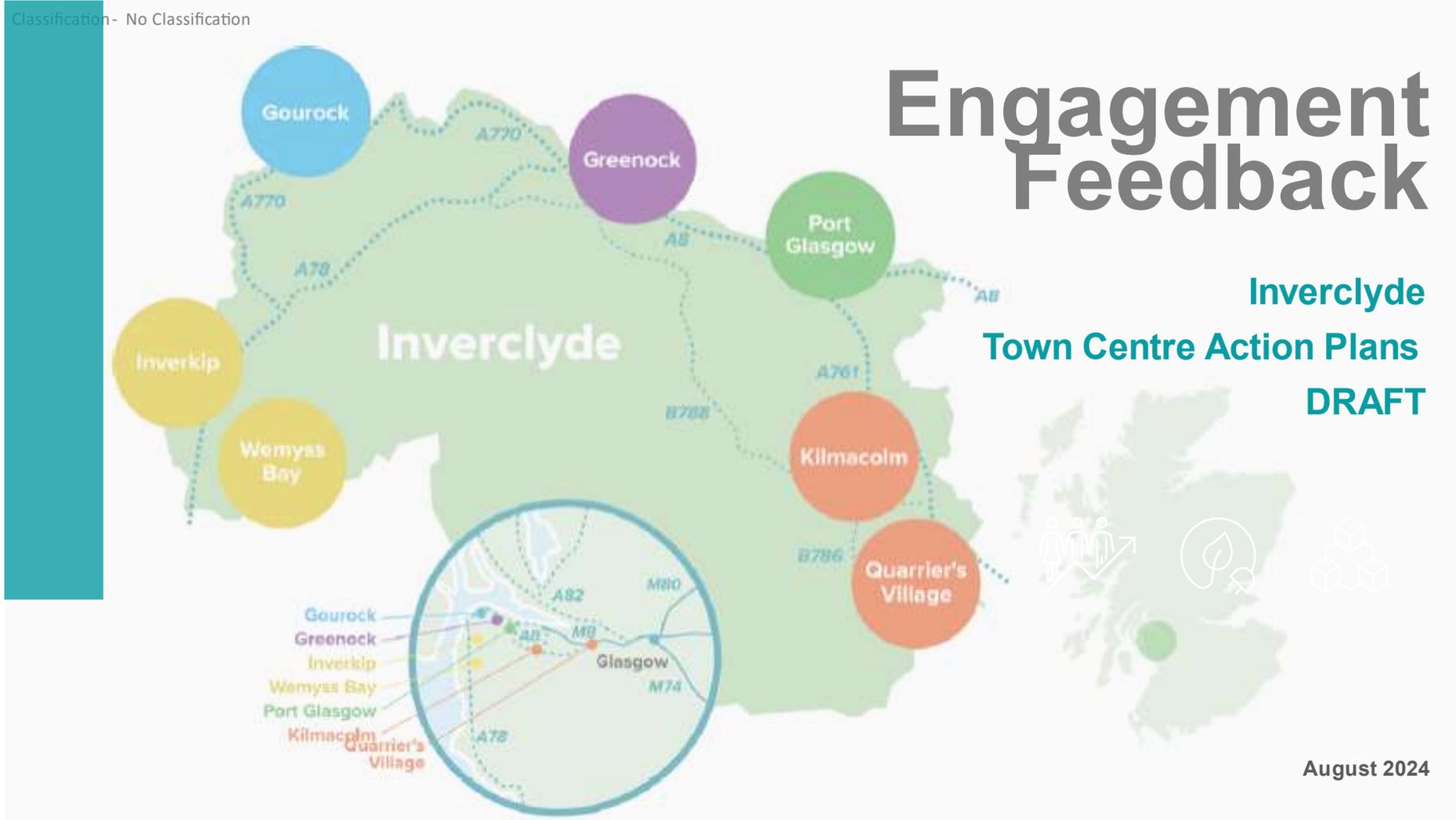
**7.0 Date of Next Meeting**

Wednesday 20 November 2024, by Hybrid format, (within Customer Services Meeting Room 4 and via Microsoft Teams Videoconferencing).

Chair Signature ..... Date .....

APPENDIX 1

Classification- No Classification



No Classification

## Greenock Town Centre Action Plan

### Consultation & Engagement

- Greenock Town Centre Forum- Briefing/Meetings
- Inverclyde Place Team- Meetings Officers
- Previous Consultations & Engagement & Area Socio Economic Baseline / Locality Plan
- TCF Site Walkaround
- Public Drop-In Event
  - Comment Feedback Forms
  - Post-It notes
- On-line Engagement
- On-line Survey



- No Classification

## Greenock Town Centre Action Plan

### Key Comments

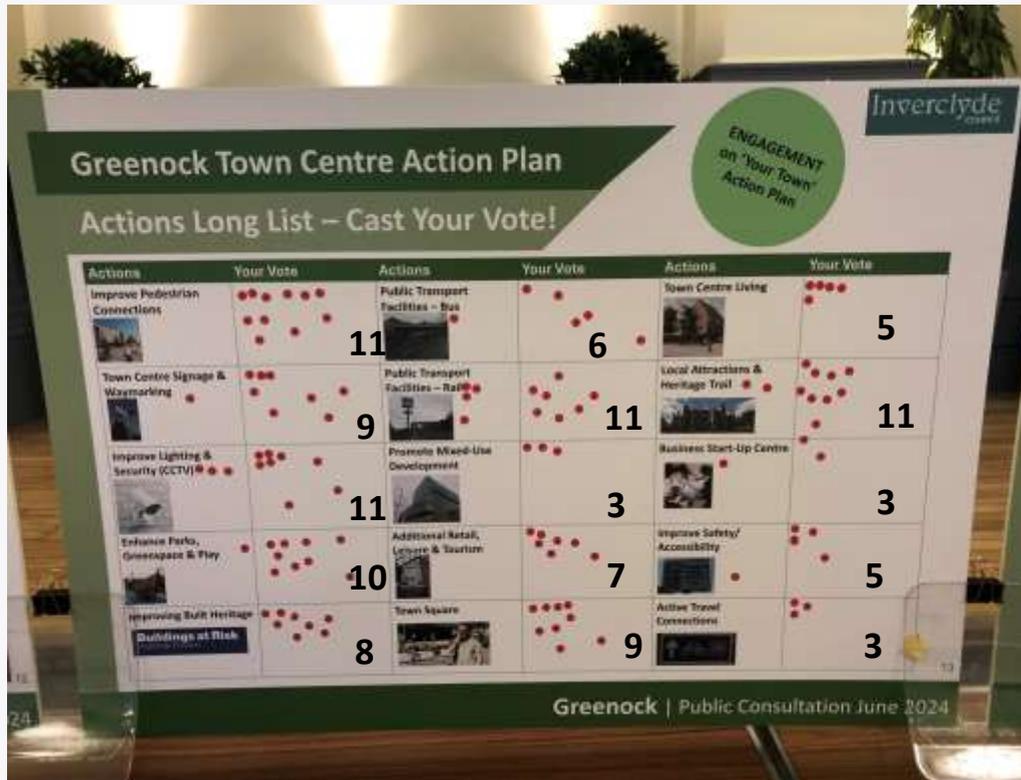
- **First Impressions**- Deep Clean/ maintenance of town centre was raised several times.
- **Safety** – antisocial behaviour at all time high– underpasses/ subways/ challenges to safety & personal security areas not well lit etc.
- **Public transport**– Bus / Rail services do not run very late / frequently. Bus Station environment.
- **Destination area**– Growing number of attractions (Wylieum/ Beacon/ Watt/ Museum) but no Maritime museum/ limited retail offer / cafes & need for more community facilities.
- **Play space** – Opportunity around Fox St / Watt St but not readily accessible



- No Classification

## Greenock Town Centre Action Plan

### In Person Votes



### Top Actions Ranked in Order – In Person

1	Improve pedestrian connections	11
2	Improve Lighting & Security CCTV	11
3	Public Transport facilities– Rail	11
4	Local Attractions & Heritage Trail	11
5	Enhance Parks, Greenspace & Play	10
6	Town Centre Signage & Waymarking	9
7	Town Square	9
8	Improving Built Heritage	8
9	Additional Retail, Leisure & Tourism	7
10	Public Transport facilities–Bus	6
11	Town Centre Living	5
12	Improve Safety/ Accessibility	5
13	Promote Mixed-Use Development	3
14	Business Start-Up Centre	3
15	Active Travel Connections	3

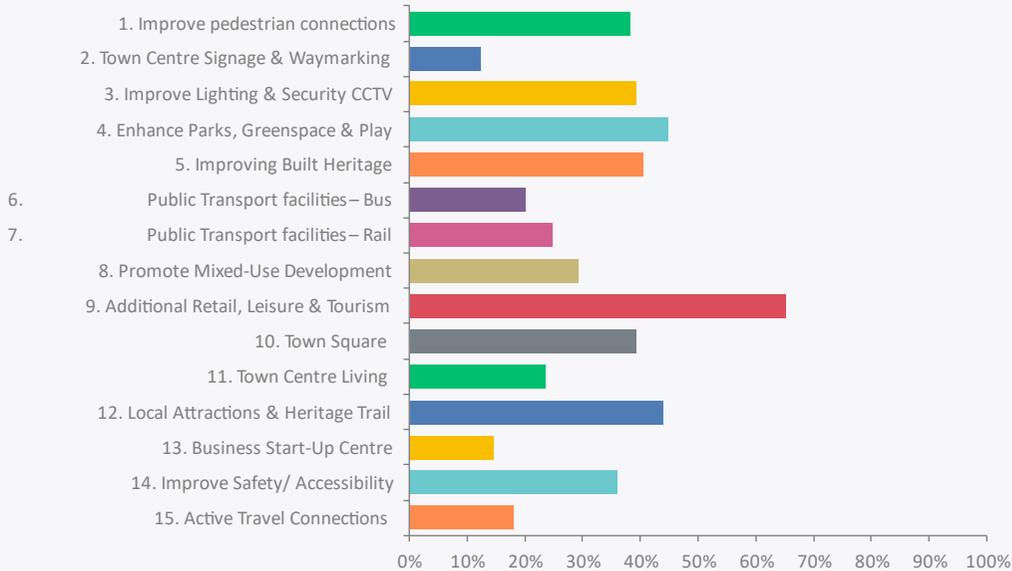
No Classification

## Greenock Town Centre Action Plan

Online

### Q2: Please choose your Top 5 Priority Actions (Boards 6 -12):

• Answered: 89 Skipped: 3



ANSWER CHOICES	RESPONSES
1. <b>Improve pedestrian connections</b>	38.20% 34
2. Town Centre Signage & Waymarking	12.36% 11
3. <b>Improve Lighting &amp; Security CCTV</b>	39.33% 35
4. <b>Enhance Parks, Greenspace &amp; Play</b>	44.94% 40
5. Improving Built Heritage	40.45% 36
6. Public Transport facilities– Bus	20.22% 18
7. Public Transport facilities– Rail	24.72% 22
8. Promote Mixed-Use Development	29.21% 26
9. <b>Additional Retail, Leisure &amp; Tourism</b>	65.17% 58
10. <b>Town Square</b>	39.33% 35
11. Town Centre Living	23.60% 21
12. <b>Local Attractions &amp; Heritage Trail</b>	43.82% 39
13. Business Start-Up Centre	14.61% 13
14. Improve Safety/ Accessibility	35.96% 32
15. Active Travel Connections	17.98% 16
<b>TOTAL</b>	<b>436</b>

- No Classification

## Greenock Town Centre Action Plan

	Proposal	In-person display board 'votes' (from circa 55No.)	Top 5 priority projects (from 89No. on-line responses)	Total votes	Ranked in Order
1	Improve pedestrian connections	11	34	45	5
2	Town Centre Signage & Waymarking	9	11	20	13
3	Improve Lighting & Security CCTV	11	35	46	4
4	Enhance Parks, Greenspace & Play	10	40	50	2
5	Improving Built Heritage	8	36	44	6
6	Public Transport facilities– Bus	6	18	24	12
7	Public Transport facilities– Rail	11	22	33	9
8	Promote Mixed-Use Development	3	26	29	10
9	Additional Retail, Leisure & Tourism	7	58	65	1
10	Town Square	9	35	44	7
11	Town Centre Living	5	21	26	11
12	Local Attractions & Heritage Trail	11	39	50	3
13	Business Start-Up Centre	3	13	16	15
14	Improve Safety/ Accessibility	5	32	37	8
15	Active Travel Connections	3	16	19	14

	Proposals Ranked in Order	Total votes
1	9. Additional Retail, Leisure & Tourism	65
2	4. Enhance Parks, Greenspace & Play	50
3	12. Local Attractions & Heritage Trail	50
4	3. Improve Lighting & Security CCTV	46
5	1. Improve pedestrian connections	45
6	5. Improving Built Heritage	44
7	10. Town Square	44
8	14. Improve Safety/ Accessibility	37
9	7. Public Transport facilities– Rail	33
10	8. Promote Mixed-Use Development	29
11	11. Town Centre Living	26
12	6. Public Transport facilities– Bus	24
13	2. Town Centre Signage & Waymarking	20
14	14. Active Travel Connections	19
15	13. Business Start-Up Centre	16

- No Classification

## Greenock Town Centre Action Plan

### Developing the Action Plan

- **Setting Action Plan / Project Priorities around:**
  - Local Priorities & Needs
  - Project fit with Wider Programmes / Investment
  - Fundability / Affordability
  - Good Value / Inclusive Benefits
  - Deliverability / Implementability
- **Long List of Projects**
- **Short List of Projects**
- **Programme of Investment**
  - Changing Funding Environment / Change to Levelling -Up
  - Realistic Programme & Opportunity to Leverage Funding
  - Clear Early Wins



No Classification

## Greenock Town Centre Action Plan

### Next Steps

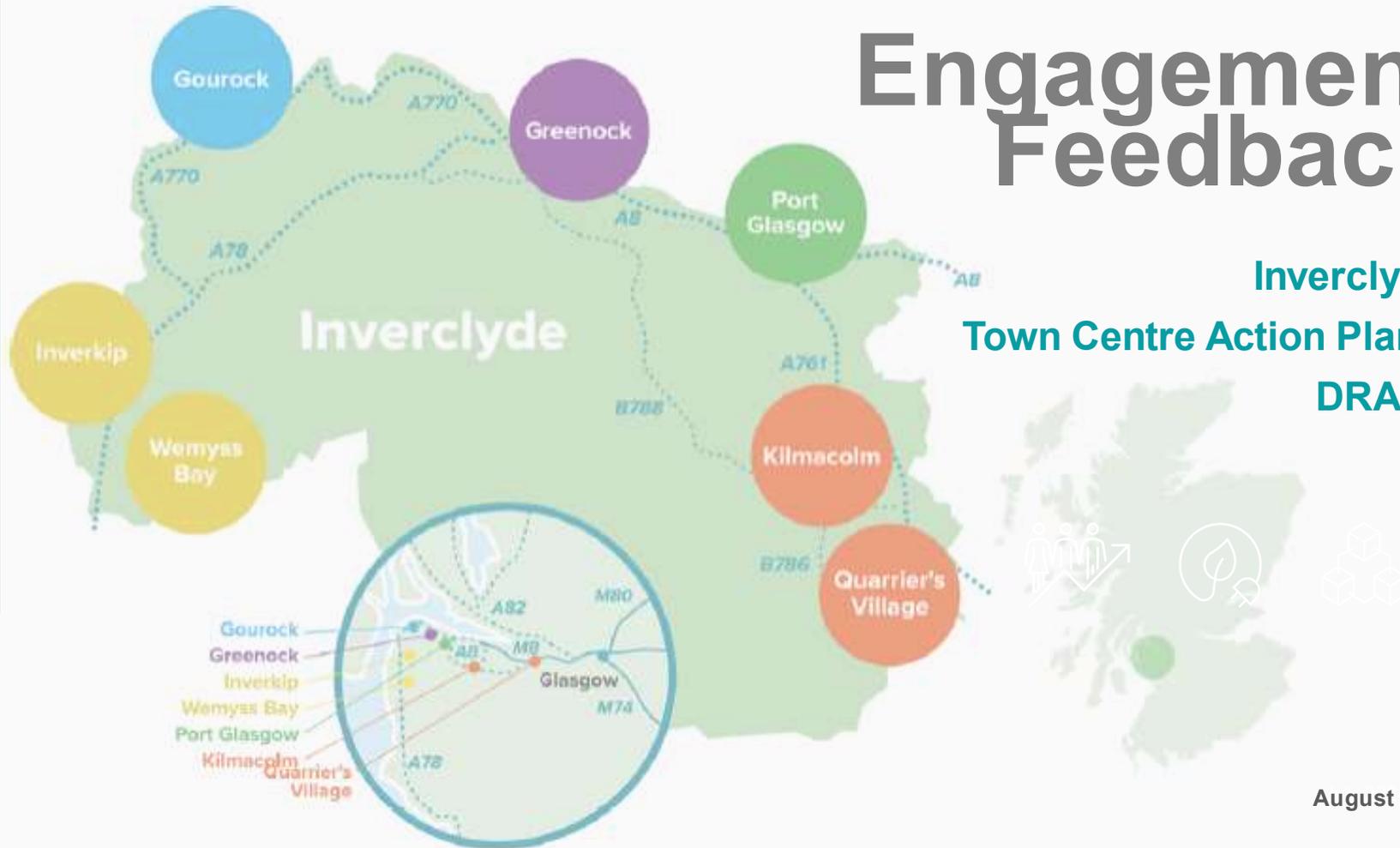
- **Drafting Action Plan:**
  - Draft Issue end Next Week 2024
  - Confirmation of Scope / Meets Brief
  - Final Drafting / Project Review
  - Meeting / Presentation of Drafts to TCRF Chairs
  - Report Completion
- **Draft Action Plan to Inverclyde Council**
  - Completed Reports 4<sup>th</sup> October
  - Submission to E&R Committee 31<sup>st</sup> October
  - Council Adoption
- **Develop Programme for 'Early Win' Projects**
  - Implement Early Wins 2025



Classification - No Classification

# Engagement Feedback

Inverclyde  
Town Centre Action Plans  
DRAFT



August 2024

No Classification

## Greenock Town Centre Action Plan

### Short, Medium & Long Term Actions

#### Short Term 15 Years

1. Town Centre Masterplan
2. Shopfront Improvements Scheme
3. Town Website
4. Public Realm Enhancements
5. Park Upgrades & Town Centre Play

#### Medium Term 48 Years

6. Town Signage
7. Improve Pedestrian Connections
8. Improve Built Heritage
9. Public Transport facilities

#### Long Term 10+ Years

10. Town Square
11. Enterprise & Business Start-Up Centre
12. Town Centre Living

Project - Draft Illustrative Programme	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Short Term Actions</b>										
1. Town Centre Masterplan	█	█								
2. Shopfront Improvements Scheme	█	█	█	█	█					
3. Town Website	█									
4. Public Realm Enhancements	█	█	█	█	█					
5. Park Upgrades & Town Centre Play	█	█	█	█	█					
<b>Medium Term Actions</b>										
6. Town Signage				█	█	█				
7. Improve Pedestrian Connections				█	█	█	█			
8. Improving Built Heritage				█	█	█	█			
9. Public Transport Facilities				█	█	█	█	█		
<b>Long Term Actions</b>										
10. Town Square										█
11. Enterprise & Business Start-Up Centre										█
12. Town Centre Living										█

APPENDIX 2



End of Document.

# Greenock Town Centre Regeneration Forum (GTCRF) Minute of Meeting

**Held Wednesday 20 November 2024 at 1pm by hybrid format within the Municipal Buildings Customer Services Meeting Room 4 (CSC MR4) and via Microsoft Teams Videoconferencing.**

## **ATTENDING**

Cllr Clocherty (Chair)	Inverclyde Council - Ward 4
Cllr Brennan	Inverclyde Council - Ward 4
Cllr Brooks	Inverclyde Council - Ward 4
C Jewell	Business/Trader Representative
Insp. P Thompson	Police Scotland - Inspector Community Policing
R Ahlfeld	Inverclyde Community Development Trust - Chief Executive Officer
L Cushnaghan	Oak Mall - Manager
S O'Dowling	Oak mall - Duty Manager
S Arkinson	Oak Mall Retail Consultant - Reith Lambert
S Vernal	River Clyde Homes - Housing Services Manager
N McIlvanney	Inverclyde Council - Head of Service, Regeneration, Planning and Public Protection
E Montgomery	Inverclyde Council - Head of Physical Assets
E Baird	Inverclyde Council - Regeneration Manager
R Braddick	Inverclyde Council - Service Manager, Corporate Policy, Performance and Communications
S Christie	Inverclyde Council - Cultural Services Manager
E Dickie	Inverclyde Council - Team Leader, Communications and Tourism
J Horn	Inverclyde Council – Physical Regeneration Manager
G Leitch	Inverclyde Council - Team Leader, Consultancy
M McNab	Inverclyde Council - Service Manager, Public Protection
AM Bagstad (Minute)	Inverclyde Council - Committee Officer

## **1.0 Welcome, Apologies and Declarations of Interests**

1.1 Cllr Clocherty welcomed everyone to the meeting.

Cllr Clocherty, Cllr Brennan, Cllr Brooks and AM Bagstad present, all other attendees accessed the meeting remotely.

1.2 Apologies received from E Cannon, Cllr Crowther, A Johnston, A McDonald, Cllr T McVey, R Orr and M Thomson.

1.3 There were no declarations intimated.

## **2.0 Approval of Minute and Matters Arising**

2.1 A draft Minute from the meeting held 28 August 2024 were distributed prior to the meeting.

2.2 Matters arising covered under today's Agenda.

### 3.0 **Police Scotland Update**

3.1 Town Centre (TC) Community Police feedback was provided as follows:-

- **Cathcart Street** – It was noted that good partnership working with removing several antisocial tenants/residents from the Cathcart Street area, have resulted in a reduction in crimes.
- **Westburn Buildings (WBB)** – It was advised that River Clyde Homes (RCH) and the Police have conducted several patrols and joint visits to the buildings, carrying out stop and search exercises as well as the removal of an antisocial (drug dealing) tenant/resident. It was noted that the buildings are primarily used to house elderly and less abled tenants/residents.

RCH Officers added the last remaining antisocial tenant has terminated their own tenancy. Any other ongoing issues within the building will be resolved via the continued partnership working, with Police and Community Wardens. Noting, that partnership working is key to tackling the very difficult task of dealing with antisocial tenants/residents and the wider impact on neighbours.

- **West Blackhall Street (WBHS)** – Joint partnership visits have also been conducted on WBHS, to mitigate any antisocial impact on traders or tenants/residents; partnership works are ongoing.

It was further noted that there is graffiti and vandalism issues on WBHS.

- **Kilblain Street** – Stop and search powers were carried out, and there has been a notable reduction in drugs activities, due to the high police presence.
- **West Stewart Street (WSS)** – It was noted that crime in relation to street drinking and rough sleeping has risen, due to the new bus stop benches on WSS. It was further noted that shop owners/traders are not keen on the benches being there.
- **Toilets** – It was advised Police received numerous reports of drug misuse within Kilblain Street and Hunters Place toilets and have responded accordingly.
- **Closed Circuit Television (CCTV)** – the Police have requested additional CCTV coverage on WBHS, Nicholson St, West Burn Street (WBS) and WSS underpass, to assist them with their TC patrols.

IC Officers highlighted challenges with positioning CCTV coverage for the underpass, without it being easily vandalised. IC Officers advised that the CCTV Service has been regularly considered under Council cost saving exercises and any requests for additional CCTV would need to be taken to Committee. IC Officers asked PT to submit any information that would support a request for additional CCTV. and they will take this as a consideration to Committee.

- **Retailers Against Crime** – It was noted that larger organisations such as Next, Tesco and TK Maxx are members of the Retailers Against Crime group, who provide crime information, intelligence and statistics relating to the Glasgow area. They also give warnings to traders of any travelling crime gangs who have moved to their specific area, and it is worth highlighting this service to all traders

to assist with Crime Prevention and awareness. ([Link to Retailers Against Crime website](#))

- **Armed Response and Future Initiatives** – It was advised that overtime patrols and support from the Operational Support Division (armed response vehicles) have been put in place focusing on the TC, Regent Street, Lynedoch Street and Sir Michael Street from 6pm to 10pm; then patrols move to Word Up and Gourrock TC area until 3am.

It was added that the Area Commander has planned to roll out several initiatives within Inverclyde, such a Warrant, Curfew and Vehicular checks.

It was requested additional police focus is given to the West Station area, due to unsavoury characters hanging around that area. PT advised he would request TC Officers to increase their presence in this area.

**Decided:-**

- **PT to submit information/evidence to IC Officers, to support their request for additional TC CCTV coverage.**
- **PT to ask TC Officers to provide additional focus to the West Station Area to deter loitering.**

**4.0 Greenock TCRF Budget Update**

- 4.1 A November 2024 budget snapshot was disseminated prior to the meeting.
- 4.2 It was noted that at a previous Forum agreement was made to use a portion of the available Forum funds, to repair the WSS Underpass vandalism. However, there is remaining funding for other potential projects and the Chair asked Forum members to submit any proposals to IC's Regeneration Manager.
- 4.3 The Trader representatives were asked to consider utilising some of the funding for a WBHS Christmas event.

CJ advised he would liaise with Traders for suggestions; however, he made another plea for Professional Events Management Support to be provided to Traders wishing to take forward future events. He also requested that they are given permission to close off various sections of WBHS when holding events.

The Chair asked CJ to create an Event Plan well in advance of any proposed events and submit this to IC's Regeneration Manager, to ensure funding and the correct Committee Approvals are in place before taking forward.

**Decided:-**

- **Forum suggested projects to be sent to IC's Regeneration Manager**
- **Trader planned events to be sent to IC's Regeneration Manager**
- **All Forum spends to go through correct authorisation governance.**
- **AMB to send IC's Regeneration Manager's contact details to CJ.**

**5.0 Inverclyde Council (IC) and Partnership Project Updates**

**5.1 REPORT UPDATES**

A Report was distributed prior to the meeting with updates on the following projects:-

- a) Custom House Square Phase 1
- b) Custom House Square Phase 2

c) West Blackhall Street (WBHS)

- In addition to the report update, it was advised the phase 2 works (road section between Argyle and Jamaica Street) are well underway and due to be completed by 13 December 2024. Normally, the next section would be started, but due to the holiday season, snagging works will be carried out. In turn the road will be open over the Christmas and New Year period and road works will recommence in January 2025.
- It was noted the previous request to remove a couple of parking spaces from Dalrymple Street (Tesco's) would be removed in due course.
- IC Officers advised that all works will be completed to the agreed contract finish and will not be signed off until this is met.
- IC's Head of Physical Assets stated that a Members Briefing in relation to the changes with the Cycle Lane is to be finalised and will be circulated to all members in due course.
- It was noted that WBHS is already greatly improved and looks visually impressive. Thanks was given to all Officers involved for their hard work and vision to retain cobbles as well as installing the benches which were reported to be well used, as well as the brighter lit street at night.
- It was advised a few people had complained about the layout being confusing and not being able to park. IC Officers reiterated that the street has been designed in recognition to the Highway Code, that Pedestrians have priority and there are clear signs in place to highlight this.
- It was further noted that several new businesses are moving into WBHS, and this brings new hope, that the local economy is starting to recover.

**Decided:-**

- **Roads Officers to remove a few parking bays on Dalrymple Street (Tesco).**
- **Members briefing on changes to Cycle Lane, to be circulated in due course.**

d) Town Centre Action/Master Plan

e) Towns Fund

f) Levelling Up Fund (LUF) Transforming the 'Heart of the Town'

- In addition to the report update, IC's Physical Regeneration Manager advised the contractor Balfour Beatty are progressing well with the works and on schedule to confirm project prices by January 2025.
- Regeneration Officers are consulting with Corp Coms to develop a communication plan and rollout.
- Second investigation works at the Bullring, Wallace Place and Clyde Square were carried out in October 2024.
- The removal of the Oakmall Canopy on 14 November 2024, commenced the demolition works. A further planning application (24/0251/IC) was submitted on 19 November 2024, for additional demolition and façade works.
- Further investigation, nighttime works, will commence on 2 December 2024 for 10 days.

- Site investigations will commence in January 2025
- IC is due to submit a Report to the UK Government by the end of November 2024, to firm up the agreed extension.
- Officers also liaising with Oakmull on project plans and logistics.
- IC Officers advised that in relation to the Towns Board, Town Centre Action Plan and Levelling Up Fund projects, IC Officers will work together to bring together a strategic flow between the three projects to ensure they all bring the best impact and outcomes for the Town.

**Decided:-**

- **IC Regeneration Officers to develop a Strategic Plan to get the best impact and outcomes for the TC under the LUF, TCAP and Towns Board.**

g) Partnership Working - River Clyde Homes & ICDT

- In addition to the report update, ICDT (known as The Trust) advised they provide environment works on behalf of IC, providing trainees with additional work skills.
- The Spring session of soft landscaping works is now complete.
- RCH and ICDT have developed a programme of works commencing the first week of December at East Shaw Street, to run over a three-month period and will also cover Anne Street, Sir Michael Street and Wellpark areas. The works will address back courts and lanes that require weeding, repointing, small slabbing, step works and basic tidy up of all areas.
- It was noted these environmental works not only provide additional work skills to the trainees, but also support social areas with mixed tenancy and/or areas experiencing hardship.
- Praise was given to The Trust for repainting the Buoy on the Esplanade.

h) River Clyde Homes (RCH) Strategic Investment Plan

**5.2 VERBAL UPDATES**

a) West Stewart Street (WSS) Underpass (Vandalism Repairs)

- It was noted that the WSS Underpass works are still being considered. IC Regeneration and Roads Officers raised concerns with the number of times works have been done to the underpasses at considerable costs, only to be vandalised again. It was added that like for like costs to repair the current extensive vandalism, could range from £50k to £70k and it may be more cost effective to return the underpass to bare/painted concrete.
- A discussion took place with regards to deterrent measures and IC Officers advised due to the location of the Underpass, there would be nowhere to locate CCTV surveillance that would not be subject to vandalism.
- At the request of the Chair, IC Officers will look at possible interim patchwork measures to deter further damage and vandalism.

**Decided:-**

- **IC Officers to identify best cost-effective solution to repair WSS Underpass.**

- **IC Officers to identify interim patchwork measures to the vandalised area.**
- b) RCH Town Centre Properties Update
  - In addition to the Police update on Cathcart Street under 3.1, RCH Officers added they have issued a notice of proceedings to the remaining Cathcart Street antisocial (drug dealing) tenant.
  - RCH advised they plan to re-let in Cathcart St. and will use their best endeavours to sensitively let but are restricted in this capacity.
  - RCH are planning another Tenants/Residents and Traders meeting to measure the effectiveness of the major partnership working, in the area.
  - It was highlighted there is still an issue with overflowing bins attracting vermin and making the area look unsightly. A partnership site meeting was held, and interim measures have been put in place to alleviate this issue, at a significant cost to RCH.
  - A discussion took place concerning the road blighted by the litter issues and who owned the road. It was noted the road is too narrow for refuse lorries to access and it has been suggested on a few occasions to close the road and redesign it, to address the bin issues. Roads Officers confirmed the road has not been adopted by IC.
  - RCH Officers will take back comments to Senior Colleagues to ascertain if there are plans under the Strategic Investment Plan to address this issue.

**Decided:-**

- **RCH to hold further Cathcart Street tenants, residents and traders meeting.**
- **RCH Strategic Officers to identify ownership of road with litter issues and feedback on plans going forward.**

**6.0 Any Other Competent Business (AOCB)**

6.1 **A8 Traffic Lights** – CJ asked if consideration would be given to using the Towns Board funding, to address the outdated traffic lights that hold up traffic along the A8.

IC Roads Officers advised that the Traffic lights on the A8 are owned by Transport Scotland. It was noted that IC Road Officers regularly meet with Transport Scotland, and they frequently raise this point at meetings and will continue to do so.

**7.0 Date of 2025 Meetings**

The following 2025 meeting dates were agreed at the meeting:

GREENOCK	FROM	TO
DATE	TIME	TIME
Wednesday 19 February 2025	12noon	3.30pm
Wednesday 21 May 2025	12noon	3.30pm
Wednesday 27 August 2025	2.30PM	6pm
Wednesday 05 November 2025	12noon	3.30pm

Chair Signature ..... Date .....

**From:** [REDACTED]@scotland.police.uk>  
**Sent:** Wednesday, November 20, 2024 8:18 AM  
**To:** [REDACTED]@scotland.police.uk>  
**Subject:** FW: Long-term town fund Greenock Updated [OFFICIAL]

**OFFICIAL**

Inspector,

Some ideas that we think would be beneficial for CCTV coverage.

We liaised with the public space CCTV operators and have confirmed that the town centre has good CCTV coverage. The current cameras have a 360 view and are placed on specific location determined by the CCTV operator.

We think it would be beneficial to have more coverage to ensure that all areas of the town centre are covered with no black spots.

**Mast location: Near to Iceland Store, 32 West Burn Street Greenock – Camera facing towards West Stewart Street.**

This camera cannot see behind the bus stance and is further blocked when buses arrive.

- A new camera could be installed on this mast to cover West Burn Street which is currently not covered unless the camera is rotated from West Stewart Street.
- A new camera could be installed at the corner of Semi Chem on West Stewart Street providing full coverage of the pedestrian footpath facing towards the underpass.

**Mast location: : Near to Smith Store, 36 West Blackhall Street Greenock at the junction with Nicolson Street – Camera facing towards West Blackhall Street at the junction of West Burn Street / Oak Mall.**

- Nicolson Street has no coverage unless the camera is rotated from West Blackhall Street.
- 2 x cameras could be installed on this mast with one covering north Nicolson Street towards West Stewart Street and the other covering south toward Connelly's Bar.

**POLICE SCOTLAND**

**Greenock Police Office**  
160 Rue End Street  
Greenock  
PA15 1HX

<b>TVC Projects Financial Summary - Greenock</b>										
<b>February 2025</b>										
<b>Town/Village - Project</b>	<b>Approval</b>	<b>Allocated Budget/Grant Funding</b>	<b>Virement</b>	<b>Approved Budget/Grant Funding</b>	<b>Actual To Date</b>	<b>Variance to Date</b>	<b>Projection</b>	<b>Projected Shortfall/(Surplus)</b>	<b>Comments</b>	<b>Date funding has to be utilised by if applicable</b>
		£	£	£	£	£	£	£		
Completed Projects		326,500	443,850	770,350	768,780	(10)	770,350	0		
Regeneration West Blackhall Street	ERR 29/08/19	4,891,396	(100,000)	4,791,396	112,544	(4,678,852)	4,791,396	0	To be updated	
Jamaica St Car Park		0	308,300	308,300	308,475	175	308,300	0	Electric Charging outstanding, recurring water charges	
Greenock Town Centre Signage	ER 03/03/22	0	94,000	94,000	0	(94,000)	94,000	0		
Greenock Well Park lighting pilot	ER 25/08/22	0	88,000	88,000	20,023	(67,977)	88,000	0	Place Based Funding 22/23	31/03/23
Greenock Town Centre Regeneration Forum	ER 25/08/22	0	40,000	40,000	40,000	0	40,000	0	Place Based Funding 22/23	31/03/23
Customhouse Quay Clock Restoration	ER 02/11/2023	0	120,000	120,000	120,000	0	120,000	0	Place Based Funding 23/24	31/03/24
Customhouse Quay Square Restoration Ph1	ER 02/11/2023	0	170,000	170,000	170,000	0	170,000	0	Place Based Funding 23/24	31/03/24
Unallocated monies		877,900	(734,270)	143,630	0	(143,630)	143,630	0	0	0
		<b>6,095,796</b>	<b>429,880</b>	<b>6,525,676</b>	<b>1,539,823</b>	<b>(4,984,293)</b>	<b>6,525,676</b>	<b>0</b>		
<b>Total unallocated funds</b>										
Original unallocated monies				143,630						
Greenock Town Centre Regeneration Forum unallocated				40,000						
<b>Total</b>				<b>183,630</b>						

## AGENDA ITEM NO: 5.0

<b>Report To:</b> Greenock Town Centre Regeneration Forum	<b>Date:</b> 19 February 2025
<b>Report By:</b> Inverclyde Council and Partnership Officers	<b>Report No:</b> GTCRF 19022025
<b>Subject:</b> Inverclyde Council and Partnership Project Updates	<b>Contact No:</b> 01475 712108

**1.0 PURPOSE**

- 1.1 The purpose of this report is to provide attendees of the Greenock Town Centre Regeneration Forum (TCRF) with updates on current Council and Partnership Projects.

**2.0 PROJECT UPDATES****2.1 Agenda Item 5.1a – Custom House Phase 1 & 2**

Place Based Funding: The 2023/24 projects relating to the Customhouse Quay Clock Restoration, Customhouse Square Cobbled Road, and the Gourrock Kiosk were completed by the end of September / early October 2024 as previously reported. The reduced 2024/25 allocation of £170k will address the Customhouse Quay Square (£100k) and Parklea Link (£70k) projects which are in development.

**2.2 Agenda Item 5.1b – Wellpark Cenotaph (Reinstatement of the Number 5)**

The reinstatement of the number 5 on the Cenotaph has not been resolved yet. The local contractor IC use for the cleaning and minor works to the memorials attempted a repair that was unsuccessful, and they have reached out to two or three specialist contractors with limited response so far. IC Officers will continue to search for a contractor who can assist.

**2.3 Agenda Item 5.1c – West Blackhall Street (WBHS)**

Phase 1 of the West Blackhall Street Streetscape project is substantially complete with outstanding snagging works on the footways ongoing. Phase 2 of the project is progressing with the first sections from Westburn Street to Argyle Street complete and the section between Argyle Street and Jamaica Street to be opened over the Christmas break with a temporary reinstatement at Jamaica Street. The final section is programmed to be complete in March 2025 followed by the final snagging works in April 2025.

An allocation of Cycling, Walking & Safer Routes (CWSR) towards the improvements to cycling, walking and wheeling portion of the project will be made as previously approved.

**2.4 Agenda Item 5.1d – Levelling Up Fund (LUF) Transforming the ‘Heart of the Town’**

Greenock Town Centre Levelling Up budget £20.586m. The Stage 3 design has been progressed to market testing and Balfour Beatty are due to submit this to the Council in January. Work commenced with the removal of the canopy at Oak Mall which has enacted Planning consent 19/0285/IC ([Link to Application](#)).

A Planning application has been submitted for demolition of part of the shopping centre and installation of the new façade with a building warrant now also submitted ([Link to](#)

[Application](#)). The application will be considered at the next IC Planning Meeting on 5 February 2025 ([Link to meeting papers](#)).

In addition to the above, further site investigation work has taken place to inform the detailed design of the project.

2.5 **Agenda Item 5.1e – Towns Board**

Updated guidance on the Towns Fund (setting out its priorities, the types of interventions that funding can be used to support, funding profile and deadlines) is expected to be published during February 2025. UK Government has however confirmed that funding for project delivery will not be made available until April 2026 and that it expects towns to continue to develop their plans, including through stakeholder engagement, during 2025/26. The Greenock Town Board last met in December when it considered findings from recent consultation.

2.6 **Agenda Item 5.1f – Partnership Working RCH + ICDT**

The Chair would like to express his thanks and appreciation to River Clyde Homes (RCH) and Inverclyde Community Development Trust (ICDT) for the excellent Partnership works carried out within the Greenock Town Centre. He added he had received a thanks from one of the tenemental residents, who is delighted with the works carried out.

**End of Document.**