

**GOUROCK TOWN CENTRE REGENERATION FORUM
(TCRF) MEETING AGENDA**

FRIDAY 7 FEBRUARY 2025, COMMENCING AT 10AM 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 the **Customer Services Centre Meeting Room 4 (CSCMR4)**. Virtual attendees can access as normal via the **Microsoft Teams Videoconferencing** link, sent in the meeting invite. *

BUSINESS

1. Welcome, Apologies and Declarations of Interest

LQ
- 1.1 Welcome

- Saint Columba’s High School Rep(s)
 - K McKenzie
 - K McEwen
 - Clydeview Academy School Representatives.
 - S Gallagher
 - J Ramsay
 - J Boyd – Community Learning and Development
2. Approval of Minute and Matters Arising

LQ
- 2.1 Draft Gourock TCRF Minute (15 November 2024)
3. Gourock TCRF Budget (Report)

GS
4. Inverclyde Council and Partnership Updates
- 4.1 REPORT UPDATES

a. Pier Head Kiosk

GC

b. Active Travel

GL

c. Proposed Sale of Land (front of Station)

EM

d. Granny Kempock Stone

EM

e. Gourock Boating Tragedies
 - Erection of Storyboard/Information Board (Mary of Iona)
 - PS Comet Inscription to be added to Memorial Stone

RB

SR

f. Levelling Up Fund Eastern Side

JH

g. Front of Gourock Pool Site Visit

AMB

4.2 VERBAL UPDATES

- a. Gourock Park Wider Lighting
- b. Town Centre Action/Master Plan

EM/GL
JH

5. Aspirational Projects (verbal)

- 5.1 Gourock Park Pets Corner

EM

6. Any Other Competent Business (AOCB)

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

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

7. Date of Next Meeting

LQ

- 7.1 Friday 9 May 2025, at 10am in the Customer Services Centre Meeting Room 4 (CSCMR4).

End of Document.

Gourock Town Centre Regeneration Forum (GTCRF)

Minute of Meeting

Held Friday 15 November 2024 at 10.30am by hybrid format, within the Municipal Buildings Boardroom 1 and via Webex Videoconferencing.

ATTENDING

Cllr L Quinn (Chair)	Inverclyde Council - Ward 5
Cllr S Reynolds	Inverclyde Council - Ward 5
G Canata	Trader Representative The Whisky Room & Gourock Community Council
A King	Gourock Community Council Representative
E McKelvie	Inverclyde Heritage Network - Trustee
A Warwick	Elder of Old Gourock and Ashton Parish Church
E Baird	Inverclyde Council - Regeneration Manager
E Dickie	Inverclyde Council - Team Leader, Communications and Tourism
J Horn	Inverclyde Council - Physical Regeneration Manager
G Leitch	Inverclyde Council - Team Leader, Consultancy
E Montgomery	Inverclyde Council – Head of Physical Assets
G Smith	Inverclyde Council - Capital & Assets Principal Accountant
AM Bagstad (Minute)	Inverclyde Council - Committee Officer

1.0 Welcome, Apologies and Declarations of Interests

1.1 Cllr Quinn welcomed everyone to the meeting.

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

1.2 Apologies received from R Braddick, A Johnston, H McKenzie, R Toma and H Kuboyama. S Gallagher and J Ramsay (due to technical issues)

1.3 There were no declarations intimated.

2.0 Approval of Minute and Matters Arising

2.1 A Minute from the meeting held the 30 August 2024, were disseminated prior to the meeting and unanimously approved.

2.2 Matters arising covered under meeting Agenda.

3.0 Gourock TCRF Budget

- 3.1 It was noted there is a budget of £88k available for Forum identified projects and a 2022/23 Placed Based Funding (PBF) allocation of £40k for the Signage Project, which is not time limited.
- 3.2 It was noted that the Greenock West & Cardwell Bay Community Council (GWCBCC) also has available Scotland Loves Local funding for additional soft signage, and they have advised they would like to dovetail their signage project with IC's signage project; to benefit from IC's instruction and guidance on making sure all signage has the same marketing theme, design and functionality, as well as effectively utilising funds.
- 3.3 It was highlighted that although signage hadn't been an identified priority from the Action plan feedback, it was noted that residents don't require directional signage. The signage requirement is for visitors and tourist to the town, who have highlighted to traders their difficulties with navigating the town and knowing what is on offer.
- 3.4 It was agreed the TC signage is key from a Tourism perspective. The Signage Strategy should tie in with IC's wider Tourism Strategy to identify how Gourock fits into the strategy and align the Signage project with this wider strategy.
- 3.5 It was requested that IC's Service Manager (Corporate Policy, Performance and Communications) attends a future Forum meeting to discuss IC's wider Tourist Strategy, to advise where Gourock features in the strategy and how the Forum and Signage project can build on that.
- 3.6 However, it was further noted that intermediate signage to utilise available funding is to be considered.

Decided:-

- **IC's Service Manager (Corporate Policy, Performance and Communications) to attend a future Forum meeting to discuss IC's wider Tourist Strategy and where Gourock sits within this strategy.**
- **Signage project to be considered under the Wider IC Tourist Strategy.**
- **Short term signage to be considered/identified to utilise current available funding.**

4.0 Town Centre Action/Master Plan

- 4.1. IC's Physical Regeneration Officer gave a progress presentation on the Gourock Town Centre Action Plan ([Appendix 1](#)).
- 4.2. **Slide 2**
- The Forum was reminded that the development of all the TC Action Plans were funded under the Shared Prosperity Funding.
 - It was highlighted that the Scottish Governments Regeneration policy's Town Centre First Principle, their National Planning Framework 4 (NPF4) policy, IC's Local Development Plan (LDP), IC's Regeneration Strategy and the Glasgow City Region Strategy underpin the development of the TC Action Plans.
 - The current funding challenges are still unclear, with the Action Plan being Aspirational but realistic over the 10 year timescale.

4.3. **Slide 3**

- This slide set out the vision for Gourrock.

4.4. **Slides 4, 5 & 6** - focused on the individual priority actions, early and medium term actions and timescales.

4.5. **Slide 7 – Next Steps**

- Draft TC Action Plans were approved at the Environment and Regeneration Committee, held on 31 October 2024 ([link to meeting papers](#) Item 09 and [link to online recording of meeting](#)).
- Consultants will finalise Plans for publication.
- It was agreed to utilise available Shared Prosperity Funding for wayfinding/signage short-term requirements.

4.6. It was noted Forum members are keen to see how Town Centre Play is developed and the proposed locations.

4.7. **Changing Places**

- It was asked if accessibility priorities such as Changing Places Toilet facilities have been identified under the Action Plans. It was advised nothing specifically came up under the Action Plan consultations, however, there is scope to include this under the Key Spaces Priority.
- It was noted that modular Changing Places Toilets have been installed at Parklea, Tesco and Greenock Health Centre. Government funding may become available in 2025, to support the installation of a Changing Places Toilet in Gourrock.
- It was highlighted that the Changing Places project had been on the Gourrock TCRF's Actions List since 2021. The item was tabled on the Agenda at the Forum meeting held 23 April 2021, where a presentation on proposed plans to install a Changing Places Toilet in Gourrock Park was given ([Appendix 2](#)). However, funding was not available to progress with the Changing Places Toilet and fell under the Aspirational Projects, until funding became available.
- It was further noted that IC's Health and Social Care colleagues may be able to access funding. Gourrock Community Council advised they are currently assessing the accessibility requirements within Gourrock and are willing to participate with helping to make this project a reality.

Decided:-

- **Consultants to finalise Action Plans for publication.**
- **Existing available Shared Prosperity Funding to be utilised for short-term/priority signage requirements.**
- **Finalised Action Plan to be utilised as a live document to focus on projects and aspirations, ensuring all interested community groups are included for partnership working and securing available funding.**
- **Officers to identify any possible available funding sources to progress with the installation of a Changing Places Toilet project.**

4.8. **Post Meeting**

- EB contacted Parklea who advised the costs for installing a modular Changing Places Toilet was £72.5k. IC Officers are also looking at the possibility of

adapting the current toilets in Gourock Park to accommodate a Changing Places Toilet too.

5.0 Inverclyde Council and Partnership Updates

5.1 REPORT UPDATES

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

a) Pier Head Kiosk

In addition to the report update, it was noted that the Community Council have booked the use of the Kiosk for the Christmas Lights Switch on and to hold a Christmas Grotto through the month of December 2024.

b) Active Travel

In addition to the report, it was noted that the IC Officer working on the project has moved to pastures new and any further updates will be given at a future meeting.

Lunderston Bay Surfacing and Widening Project, Phase 1 – it was noted that there has been excellent community feedback praising the Phase 1 works at Lunderston Bay. It was added the works have made the Bay much more accessible to all; especially those who require additional walking and medical aids for navigating/experiencing the Bay.

It was requested that this positive feedback and thanks is given to all those involved with the project.

Decided:-

- **IC Officers to pass on the positive community feedback to all those involved with the Lunderston Bay Surfacing and Widening Project, Phase 1.**

5.2 VERBAL UPDATES

a) Gourock Boating Tragedy
Ceremony Update

- It was noted the Mary of Iona shipping disaster memorial service, for the unveiling of the memorial stone, took place on 18 September 2024, within Gourock's Chapel Street Cemetery.

Story/Information Board

- Further to the ceremony it was requested that a Story/Information Board is erected to provide context to the memorial as well as raise awareness to the public there are unmarked graves throughout the Cemetery. It was agreed that IC Officers will look at costs and practicalities for taking this forward.

Additional Request

- It was advised that the P.S. Comet II, sank at Kempock Point on 21 October 1825, and some of those who drowned are also buried in unmarked graves within Chapel Street Cemetery.
- It was requested that a similar inscription is added to the blank side of the current memorial stone, in recognition of those lost in the P.S. Comet II

disaster and Councillors will liaise with the relevant Highland community to look at a similar commemoration event for October 2025.

- It was agreed that if the P.S. Comet II request is feasible, this will also be included on the planned Story/Information Board.

Decided:-

- **IC Officers to identify costs and practicalities for the creation and installation of a Story/Information Board to explain the Mary of Iona and P.S. Comet II shipping disasters.**
- **Officers to identify costs for additional P.S. Comet II inscription on Chapel Street Cemetery memorial stone.**
- **If additional inscription is feasible, Councillors to liaise with Highland community to organise a commemoration event for October 2025.**

b) Gourock Park Wider Lighting

Officers advised there is a budget allocation available to roll out the wider park lighting.

It was noted that Cllrs met with the Inverclyde Community Development Trust (ICDT) to request a number of pathways, within Gourock Park, are upgraded under their Employability Programme in readiness for the installation of additional lighting.

It was advised that ICDT completed the pathway works by the week ending the 9 November 2024, and works have been completed to a high standard. Inverclyde Council (IC) Officers will look at the improved pathways and the previous planned lighting locations to take forward the Wider Park Lighting project.

Decided:-

- **IC Officers will need to visit the location to assess the suitability of the route for lighting in terms of the path works undertaken by the Trust. Officers would then be able to provide their assessment of the likely cost of installation of further lighting within the park.**

c) Granny Kempock Stone

It was noted IC Legal Services advised the Granny Kempock Stone is associated with the land it sits on, which belongs to Darroch Estates.

A discussion was held with regards to the heritage importance of the Stone and to Gourock, highlighting the need to ensure that the monument is protected.

IC Officers advised they would seek Corporate advice on whether IC would be able to take ownership of the Stone.

Post Meeting - the Head of Physical Assets confirmed that the Kempock Stone is listed as a Scheduled Monument with Historic Environment Scotland and provided the following links:

- [Kempock Stone, Inverkip \(SM1651\)](#)
- [Ancient Scotland - Kempock Stone](#)
- [Full article: The potent urban prehistory of an ancient megalith: the Kempock Stone, Gourock, Scotland](#)

Additional Information can also be found under this link to the [Ancient Monuments and Archaeological Areas Act 1979](#).

d) Proposed Sale of Land (front of station)

IC Officers advised Network Rail and IC solicitors are in the process of transferring the small area of land back into IC ownership.

IC Officers aim to submit a request to the January 2025, Environment and Regeneration (E&R) Committee for approval to market the land.

A discussion took place and new forum members raised concerns of what the land may be used for and the aspiration to keep the land as a Community/Civic space.

It was noted the Land was always earmarked as a potential site for disposal and development. The next stage was to seek Committee approval to market the Land to gauge interest and identify proposed uses for the land, this in turn would need to go back to the E&R Committee for further decision.

It was requested that previous minutes/notes that contained discussions concerning this land, be sent to all new Forum members. It was further requested that more discussions are held with IC Officers before the decision is taken to market the land.

EM advised he would need to seek Director guidance on progressing with this item.

Decided:-

- **AMB to send past Minutes to new Forum Members.**
- **EM to liaise with IC's E&R Corporate Director with regards to Forum's request to keep the Land for Community/Civic space.**

e) Railing Repairs Gourock Pool

It was noted the railings and surfacing works at the Pool are complete. Power washing of the seating is scheduled and thereafter all barriers will be removed.

The Yacht Club and Gourock Prom repairs highlighted at the last Forum meeting, have been completed.

Forum members expressed their thanks and praise for all the completed railing works adding that feedback received from various community members has been extremely positive and recognition given to the high standard of works carried out.

Cove Road is the next phase for railing repair works, which will be carried out in stages.

It was noted that the Cove Road works are extensive with varying types of repair works required, and work will take some time to complete.

Decided:-

- **Albert Road seating to be power washed and barriers removed.**
- **Community thanks/praise to be passed to all staff involved in repair project works.**

f) Front of Gourock Pool

It was noted that previous Forum discussions held were to look at utilising some of the Forum funds to spruce up the rest of the area at Gourock Pool.

It was requested that an onsite meeting with IC Officers, Community Members and Councillors is held at the Pool area to identify what works are required to make the area look more attractive/aesthetically pleasing.

It was also noted that some previous planting works were carried out by the Unpaid Work Team and their support along with ICDT would be welcomed for this project.

Decided:-

- **AMB to arrange suitable onsite visit date to Gourock Pool with all interested parties.**
- **IC Officers to liaise with Unpaid Work Team and ICDT, in due course, to provide support with this project.**

6.0 Aspirational Projects

- 6.1 **Gourock Park Pets Corner** - It was noted that due to budget constraints, Officers are considering refurbishment options for the current structure and are near to completing this stage. Options will be sent the Quantity Surveyor's (QS's) for costings to be applied. Once Officers have a clear view of possible costs, they and senior management will revisit the previous Open Spaces Asset Management Programme (OSAMP) budget to identify if there is budget available to support this project.

Decided:-

- **Refurbishment Costs to be obtained from QS.**
- **Senior Officers to revisit OSAMP budget for possible funding.**

7.0 Any Other Competent Business (AOCB)

- 7.1 AK asked about the local paper report on 29 October 2024 highlighting the failed sale of a property on Kempock Place. Officers advised that 3 Kempock Place (Police Station) was owned and possibly sold by Police Scotland.

It was added that 5 Kempock Place is in Council ownership and although marketed on two occasions, both sales fell through.

It was noted there is still interest in the property and Officers submitted a report to IC's E&R Committee on 31 October 2024 ([Link to meeting](#) Item 17) requesting authority to remarket 5 Kempock Place. The Committee agreed to the request and any offers will be brought back to a future E&R Committee for a decision.

8.0 Dates of 2025 Meetings

The following 2025 meeting dates were agreed at the meeting:

DATE	TIME
Friday 07 February 2025	10am
Friday 09 May 2025	10am
Friday 29 August 2025	10am
Friday 14 November 2025	10am

Chair Signature Date

APPENDIX 1

Gourock Town Centre Action Plans

Gourock Town
Regeneration Forum

Friday
15 November 2024



-

[illegible]

Gourock

Vision

Build on Gourock's strengths and create a 'destination town' appeal that promotes Gourock's coastal location and marine based leisure, its connections to Glasgow and the west coast, and its quality-of-life attributes, to offer a successful, vibrant town offer.

Priority Actions

Priority Actions intended to act as catalyst projects to refresh, reprofile and reinvigorate Gourock Town Centre. Funding and investment should be sought for these Actions within the first 4 years of the programme. Short Term Actions are as follows:

1. Shopfronts & Town Dressing
2. Develop Briefs for Vacant and Derelict Buildings
3. Upgrade Gourock Lido Experience
4. Waverley Paddle Steamer Gourock Stop – Investigative Study
5. Safer Streets, Street Furniture & Signage
6. Town Centre Deep Clean

Early Actions

Early Actions which align with the key objectives and vision for the Town Centre but were ranked lower in local priority. Funding and investment should be sought for these Actions to be progressed within Years 4-8 of the programme. Medium Term Actions are as follows:

6. Town Centre Play
7. Gourock Heritage Trail
8. Town Centre Key Spaces

Medium Term Actions

Medium Term Actions which align with the key objectives and vision for the Town Centre but with respondents suggesting that existing conditions for each of these aspects were currently sufficient. Funding and investment should be sought for these Actions to be progressed within Years 8+ of the programme. Long Term Actions are as follows:

10. Darroch Park Upgrade
11. Kempock Street Pavement Widening
12. Marine Facilities

Priority Actions

Medium Term Actions

Early Actions

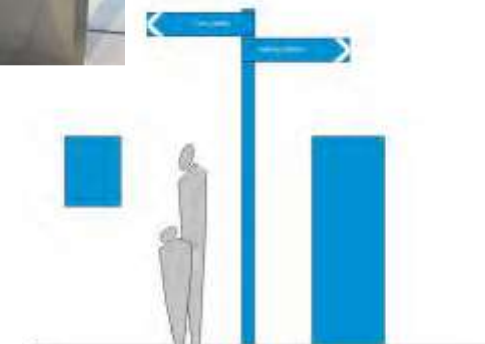


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Medium Term Actions

Medium Term Actions

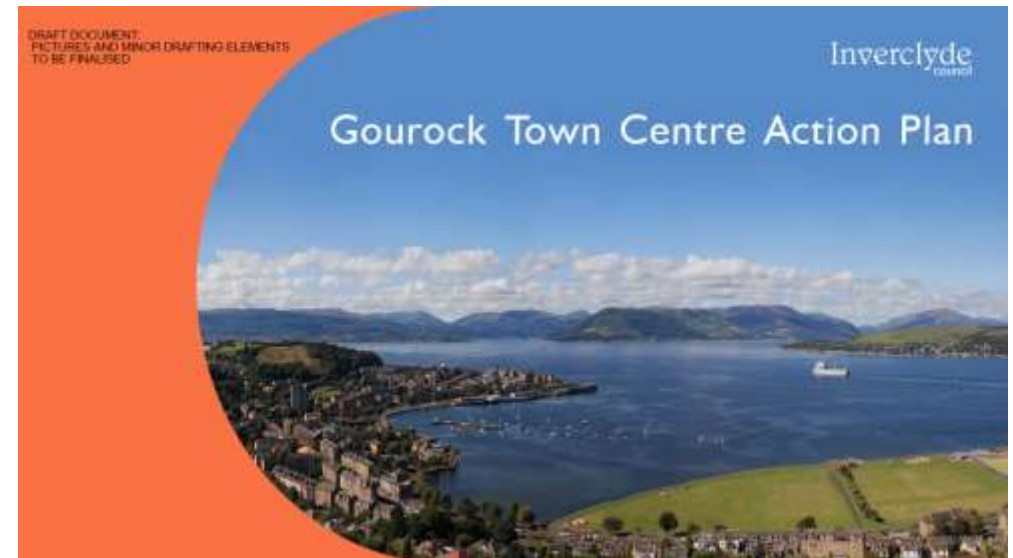
Medium Term Actions which align with the key objectives and vision for the Town Centre but with respondents suggesting that existing conditions for each of these aspects were currently sufficient. Funding and investment should be sought for these Actions to be progressed within Years 8+ of the programme. Long Term Actions are as follows:

- 10. Darroch Park Upgrade
- 11. Kempock Street Pavement Widening
- 12. Marine Facilities



Next Steps

- Approved at Committee 31 October - subject to final drafting e.g. changes in pictures, some wording
- Work with Ironside Farrar to finalise for publication
- Send round TCRF
- Utilise existing Shared Prosperity Funding for wayfinding/signage



APPENDIX 2



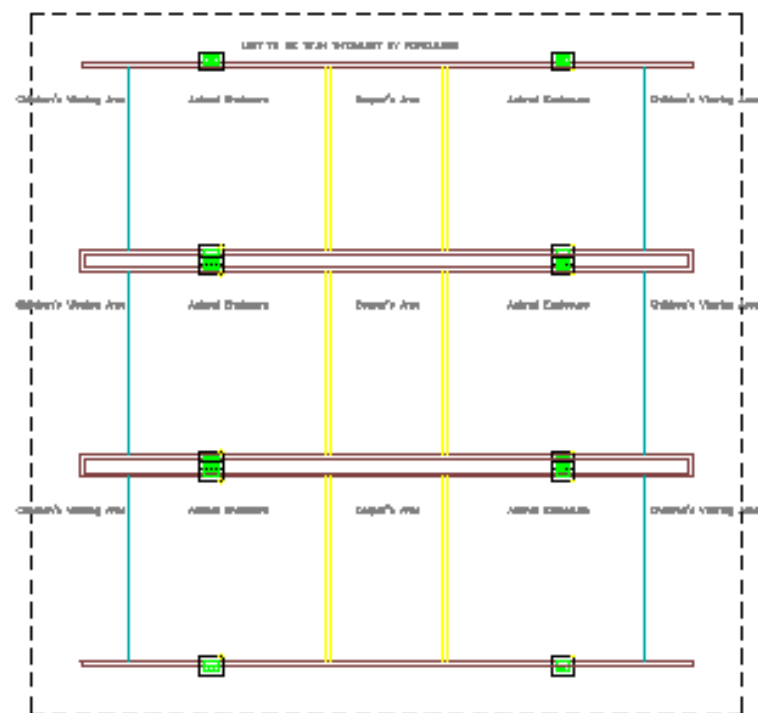
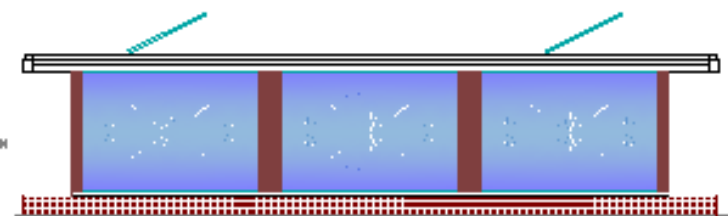
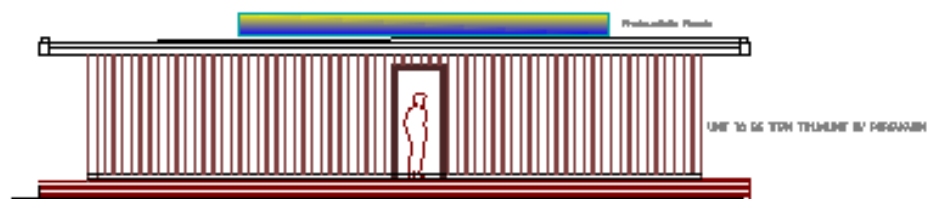
Gourock Park Walled Garden



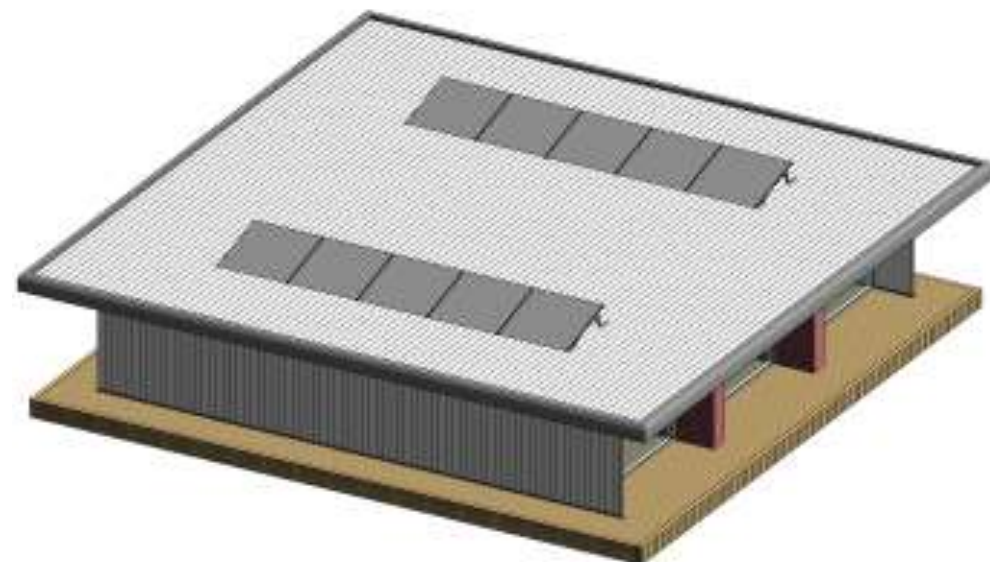
Gourock Park Walled Garden



Gourock Park Walled Garden



Children's Animal Pavilion

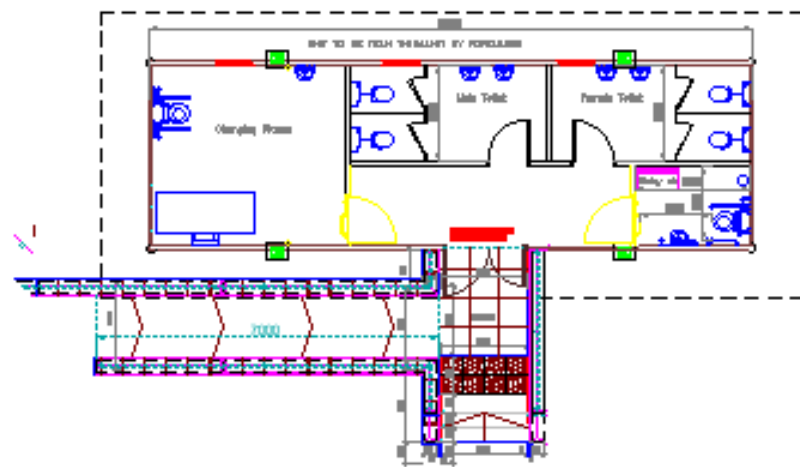
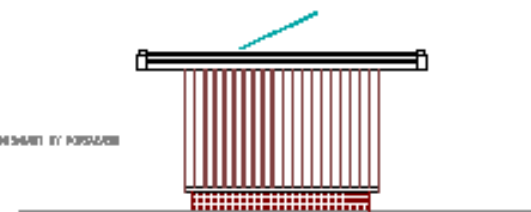




Gourock Park Walled Garden



Gourock Park Walled Garden



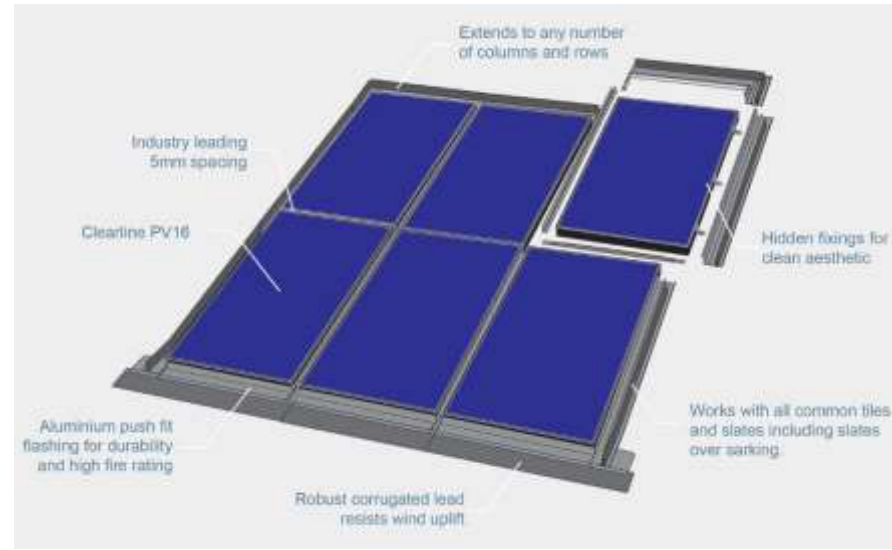
Toilet Pavilion



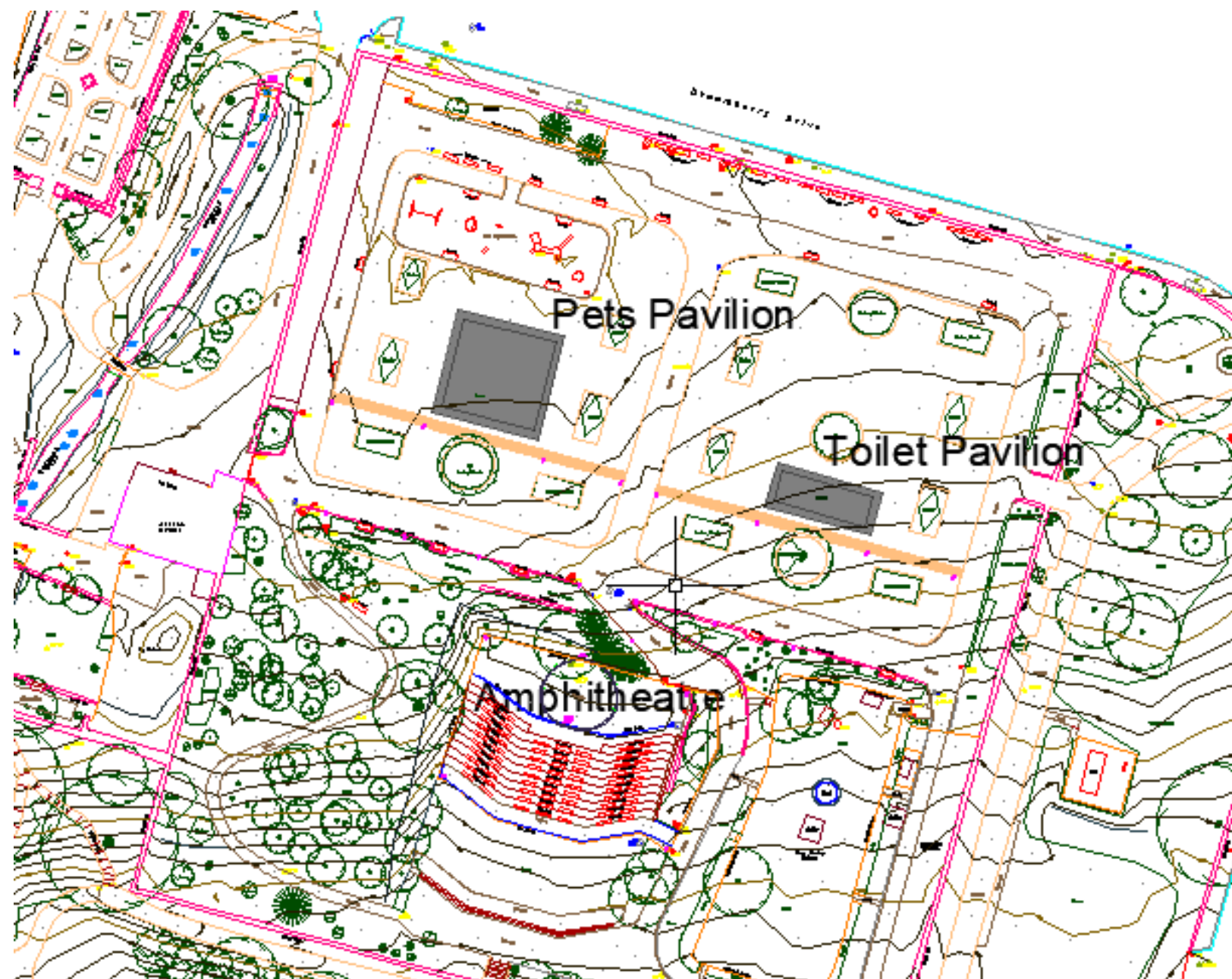




Photovoltaic Pathway Lighting



Photovoltaic Panels on Pavilions



Gourrock Park Walled Garden

AGENDA ITEM NO: 4.1

Report To: Gourock Town Centre Regeneration Forum	Date: 7 February 2025
Report By: Inverclyde Council Officers	Report No: GTCRF 07022025
Subject: Inverclyde Council Project Updates	Contact No: 01475 712108

1.0 PURPOSE

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

2.0 PROJECT UPDATES**2.1 Agenda Item 4.1a - Pier Head Kiosk**

- 20 January 2025, IC's Property Development Team Leader advised that there are currently no bookings for the Kiosk.
- The Chair would like it to be noted that she wished to thank all those who were involved/organised the Santa's Grotto within the Kiosk, especially Janine Brennan from Clyde Eats, Heather McCulloch, Giulia Canata, Andrew King and Susan Francis.



Additional Links to Gourock Christmas Grotto, Christmas Light Switch on and organisers:-

- [Greenock Telegraph](#)
- [GoGourock Christmas](#)
- [Discover Inverclyde Facebook Video](#)

2.2 Agenda Item 4.1b – Active Travel

Officers have made some amendments to the final proposals with the revised drawings now complete. The Consultant has still to complete all the Equality Impact Assessments

(EqIA's) and specifications for tender packages that will be used for procurement subject to funding availability.

As previously confirmed the detail design only of the schemes below is being funded from the internal CWSR allocation with progression subject to external funding availability and successful bids. The ability to progress schemes also relies on funding support being indicated as early as possible in the financial year to allow sufficient time to address any land purchase requirements and the necessary procurement processes. The projects below currently await confirmation of funding support:

- Tarbet Street to Battery Park.
- Gourock A770 Albert Road.

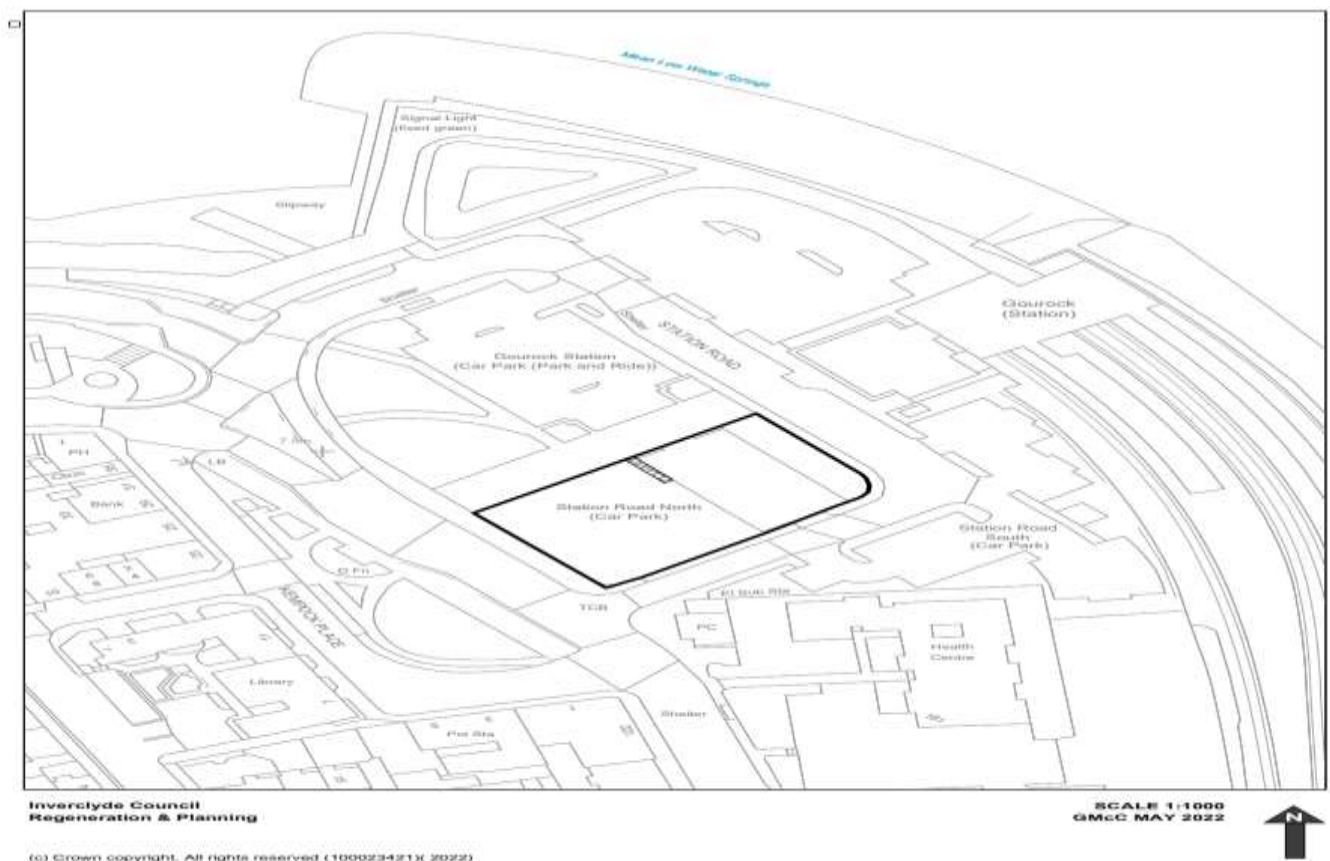
2.3 **Agenda Item 4.1c – Proposed Sale of Land (front of Station)**

A Property Asset Management report was submitted to Inverclyde Council's (ICs) Environment and Regeneration (E&R) Committee on 16 January 2025 ([Link to meeting](#)), with the following update:-

The council owns the site shown outlined on the plan below. Within that site there is a small area of land which remains in the ownership of Network Rail, this area is shown hatched within the overall site. Acquisition of this small area of land is effectively corrective conveyancing following the reconfiguration of land ownerships in this area, and the regeneration works taken forward at Gourock Pierhead.

The report also sought the following recommendation:-

Grant delegated authority to the Director Environment and Regeneration to acquire the land shown hatched on the plan below from Network Rail for zero consideration in order to regularise a title discrepancy.



2.4 Agenda Item 4.1d – Granny Kempock Stone

Officers advised that although the Kempock Stone is listed as a Scheduled Monument with Historic Environment Scotland (HES), HES do not have any responsibility/obligation to maintain the stone. The advice previously provided by Legal stands i.e. the stone is associated with the land on which it sits and therefore at the present time this is with Darroch Estates. The fact that it is heritage-listed, and a scheduled monument also does not mean that it must be maintained and that will very much be down to the owner.

IC Officers will seek direction/support to progress ownership transfer of the land (as offered by Darroch Estate) which will require a committee decision and funding (legal expenses) to allow that to happen. Also recognising the risk then taken on by the Council with regards to future maintenance.

2.5 Agenda Item 4.1e – Gourock Boating Tragedies

- Erection of Storyboard/Information Board (Mary of Iona)
The development and erection of a Story/Information Board to commemorate the souls lost in the sinking of the Mary of Iona, will be included in a wider tender exercise for similar signage, this process will be undertaken by the end of this financial year. Once completed Officers will update on where it falls within the programme of works.
- PS Comet Inscription to be added to Memorial Stone
Cllrs contacting the community near Inverness to agree the inscription with them, which will then be submitted to IC's Burial Grounds Team Leader for costing.

2.6 Agenda Item 4.1f – Greenock Levelling Up Fund Eastern Side

Gourock's TCRF Chair and IC Officers felt that due to the extensive Levelling up Fund Eastern Section works taking place in Greenock, these works may also impact Gourock therefore, ongoing updates on the progress of the project will be given to the Gourock TCRF. The following update was given to the Environment and regeneration Committee on 16 January 2025:-

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.

2.7 Agenda Item 4.1g - Front of Gourock Pool Visit

A site visit has been scheduled for Tuesday 28 January 2025, at 1pm, to discuss and identify possible improvements around the Gourock Pool area.

End of Document.