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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>29 August 2019</b>
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration and Resources</b>	<b>Report No:</b>	<b>E+R/19/08/04/SJ/</b>
<b>Contact Officer:</b>	<b>Stuart Jamieson</b>	<b>Contact No:</b>	<b>712402</b>
<b>Subject:</b>	<b>Port Glasgow Industrial Estate – Support for Demolition Programme</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to seek Members' agreement for an amended policy to support selective demolitions at Port Glasgow Industrial Estate.

## 2.0 SUMMARY

- 2.1 Port Glasgow Industrial Estate is situated in the Dubbs Road area of upper Port Glasgow. The estate was constructed post second world war and became the location for a number of major employers in the 1960s and 70s.
- 2.2 In more recent times the closure of facilities has resulted in a number of buildings becoming redundant and difficult to secure. The estate still has significant employers and it is essential that any decisions made on the future of the estate recognises their importance.
- 2.3 As part of the 2018/19 budget setting process Members requested that a policy be developed to provide financial support, by way of grant intervention, to assist owners with the costs of demolition in order that the issue of redundant building in the estate can be addressed.
- 2.4 In August 2018 the Committee agreed to provide grant intervention of up to 20%, to a maximum of £30,000, for premises which had been redundant for a period of a minimum of 12 months where the owner could demonstrate that they had marketed the premises unsuccessfully for 6 months. All statutory consent requirements remained. The grant would be paid on evidence of paid invoices to the demolition contractor.
- 2.5 Despite Officers making contact with all of the interested parties on a number of occasions, uptake in the programme has been very limited with no formal agreements reached. In order to try and address any barriers to participation in the programme it is proposed to amend the intervention rates identified in paragraph 2.4 to provide grant intervention up to 50%, to a maximum of £75,000, with the remainder of the conditions remaining unchanged.

## 3.0 RECOMMENDATION

- 3.1 It is recommended that the Committee considers the report and agrees to the policy identified in paragraph 2.5.

**Stuart Jamieson**  
**Head of Service – Regeneration and Planning**

## 4.0 BACKGROUND

- 4.1 Port Glasgow Industrial Estate is a post war industrial estate situated in the Dubbs Road area of Upper Port Glasgow. Whilst the majority of the buildings are of the post war era there are a number of more modern buildings together with some of the older buildings have been subject of ongoing investment.
- 4.2 The estate was the location for a number of major employers in Port Glasgow including Playtex and North Face and is still the location of important employers such as McLaren Packaging.
- 4.3 The Local Development Plan (2014) safeguards Port Glasgow Industrial Estate as a business and industrial area, with a presumption in favour of business, general industrial, and storage/distribution uses. Acknowledging that parts of the Industrial Estate are characterised by vacant and derelict units, the Plan provides scope for other uses, which would either contribute to permanent employment generation or are clearly supportive of existing uses, to be considered in the central area (ECN1c).
- 4.4 The Local Development Plan: Proposed Plan (2018) has increased the level of protection for employment generating uses by identifying the north west and south east areas (25e) as 'Economic Mixed Use Areas'. These areas are safeguarded for business, general industrial, and storage/distribution uses, along with other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses. Non-employment uses, which are supported by the current Local Development Plan, are not supported by the Proposed Plan. The north east area, formerly safeguarded for business and industrial uses, is allocated for 200 residential units.
- 4.5 It is estimated that the current total floor area within the industrial estate equates to approximately 803,000ft<sup>2</sup> of which approximately 324,000ft<sup>2</sup> is void.
- 4.6 Regular engagement has taken place with the owners of the vacant units regarding the future of the units however the age, size and condition of the buildings are key in any acquisition considerations.
- 4.7 Unfortunately the estate has suffered from some antisocial behaviour and, because of the size and configuration of the redundant buildings, it is difficult to maintain a security cordon.
- 4.8 As part of the 2018/19 budget setting process Members requested that a policy be developed to provide financial support, by way of grant intervention, to assist owners with the costs of demolition in order that the issue of redundant buildings in the estate can be addressed.
- 4.9 In August 2018, the Committee agreed a policy to provide grant intervention of up to 20% to a maximum of £30,000 for premises which had been redundant for a period of a minimum of 12 months where the owner could demonstrate that they have marketed the premises unsuccessfully for 6 months. All statutory consent requirements remain. The grant would be paid on evidence of paid invoices to the demolition contractor.
- 4.10 Officers made contact with all of the owners within the estate on a number of occasions to establish their up to date intentions for their buildings and consider the grant offer as part of any wider policy implications. There has been very little interest in the scheme and to date no formal offer of grants have been issued.
- 4.11 In order to try and address any barriers to participation in the programme it is proposed to amend the intervention rates previously identified to provide grant intervention up to 50%, to a maximum of £75,000, with the remainder of the conditions remaining unchanged.

## 5.0 IMPLICATIONS

### Finance

#### 5.1 Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
PG Demolition		2019-20 2020-21	90 60		

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments

### Legal

5.2 There are no legal implications arising from this report.

### Human Resources

5.3 There are no HR implications arising from this report.

### Equalities

5.4 There are no equalities implications arising from this report.

### Repopulation

5.5 There are no equalities implications arising from this report.

## 6.0 CONSULTATIONS

6.1 None.

## 7.0 LIST OF BACKGROUND PAPERS

7.1 None.