

---

<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>25 August 2022</b>
<b>Report By:</b>	<b>Interim Corporate Director Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>E+R/22/08/01/SJ/LM</b>
<b>Contact Officer:</b>	<b>Stuart Jamieson</b>	<b>Contact No:</b>	<b>01475 712402</b>
<b>Subject:</b>	<b>Port Glasgow Lower Quarter</b>		

---

## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 The purpose of this report is to provide members with an update on the Port Glasgow Lower Quarter and to agree to utilising funds for project development in order that a project can be prepared in consideration for external funding bids.
- 1.3 The Council has made significant commitments to regeneration projects in Port Glasgow Town Centre over a number of years. The Members Budget Working Group considered a report in January of this year which identified that due to the unrealistic expectations of property values, punitive access requirements and increased costs that it was unlikely that the Council would be able to acquire shop premises and would be unable to meet their aspirations of the creation of public open space behind the Port Glasgow Town Hall within the available budget within the Port Glasgow Lower Quarter project.
- 1.4 Despite the significant pressures on the Council budget, it is felt appropriate that funds (up to £20,000) be allocated from the existing unallocated budget. The allocation would be used for the development of more comprehensive Lower Port Glasgow Quarter project including a potential replacement for the Port Glasgow Town Hall, housing and urban setting, in order that a shovel ready project is made available in the event of external funds becoming announced e.g. Levelling Up Fund Round 3.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee agree to the use of up to £20,000 from the existing unallocated budget to develop a Port Glasgow Lower Quarter Funding bid for consideration with external funding sources.

**Stuart Jamieson**  
**Interim Director**  
**Environment and Regeneration**

### 3.0 BACKGROUND AND CONTEXT

- 3.1 Through the Port Glasgow Charrette process the vision of the lower quarter, an area bounded by Shore Street, Church Street, Princes Street and King Street to realise the creation of public open space behind the Port Glasgow Town Hall was formed. Initial phases included the A8 Spur Road and the public open space in front of the Town Hall, both of which have been completed.
- 3.2 The project sought to acquire five shop units with a view to demolishing them and turning the vacant space into a civic square.
- 3.3 Following the initial acquisition of two of the five shop units the project stalled due to unrealistic monetary aspirations of the existing shop owners along with punitive access requirements of the remaining neighbouring owners. It is considered unlikely that the acquisition of these properties will move forward within the next 2 years.
- 3.4 As well as increased costs for the public open space, acquisition costs and costs of delivery the allocated budget was considered insufficient and in today's terms likely to be approximately £1 million short.
- 3.5 Following the decision to pause this project it is felt appropriate to consider a wider town centre regeneration project with similar ambition to the Levelling Up Fund 2 bid identified in Greenock. In order to promote such a project it will be necessary for to engage external support.
- 3.6 Any proposal would consider a potential replacement to the Port Glasgow Town Hall as part of wider considerations, possibly including housing, to ensure that Port Glasgow Town Centre remains viable and sustainable.

### 4.0 PROPOSALS

- 4.1 It is proposed that up to £20,000 be used engage external support to develop a shovel ready project for Port Glasgow Town Centre in order that in the event of a Levelling Up Fund type funding round being available the Council is well placed to submit such a bid.

### 5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	✓		
Legal/Risk	✓		
Human Resources		✓	
Strategic (LOIP/Corporate Plan)	✓		
Equalities & Fairer Scotland Duty			✓
Children & Young People's Rights & Wellbeing			✓
Environmental & Sustainability		✓	
Data Protection			✓

### 5.2 Finance

#### One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
E+R	PG LQ	2022/23	£20		

Annually Recurring Costs/ (Savings)

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

**5.3 Legal/Risk**

None.

**5.4 Human Resources**

None.

**5.5 Strategic**

The project support the strategic aims of the Council in the regeneration of Port Glasgow Town Centre.

**5.6 Equalities and Fairer Scotland Duty**

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report’s recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report’s recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO – Assessed as not relevant under the Fairer Scotland Duty.

**5.7 Children and Young People**

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
--	---

X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.
---	---

**5.8 Environmental/Sustainability**

Summarise any environmental / climate change impacts which relate to this report.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

**5.9 Data Protection**

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

**6.0 CONSULTATION**

6.1 None.

**7.0 BACKGROUND PAPERS**

7.1 None.