
Report To: Policy and Resources Committee **Date:** 7th February 2012
Report By: Corporate Director Regeneration & Environment **Report No:** PR054/12/AF
Contact Officer: Aubrey Fawcett **Contact No:** 01475 712762
Subject: Gourock Pier Head – Enabling Works

1.0 PURPOSE

- 1.1 The purpose of this report is to advise Members on progress regarding the development of the Gourock Pier and Railhead Development Area and seek approval relating to the a range of issues including the implementation of the enabling works.

2.0 SUMMARY

- 2.1 The progress of the Gourock Central Development is a key priority for the Council. Members approved the revised development framework at the Regeneration Committee in October in 2011. In addition, the Policy and Resources Committee in November 2011 approved the funding for the project and the longer term commitment to Riverside Inverclyde subject to:
1. Ongoing financial support of a substantial nature from Scottish Government and or Scottish Enterprise; and,
 2. Riverside Inverclyde submits and seeks specific approval from the Council for all future management and operating costs.
- 2.2 ri is progressing with the pre planning application consultation process and will be submitting a planning application for the overall development in due course. In the mean time ri is seeking to progress the early implementation of enabling works to facilitate the implementation of the revised development framework.
- 2.3 Members should note that since the last approval the Scottish Government has confirmed funding of £2.5m and £1.5m for 2012/13 and 2013/14 respectively.
- 2.4 The report seeks approval for the early implementation of enabling works and confirmation in relation to the condition as outlined in 2.1.1 above is no longer required for supporting and funding the project but remains in place in regard to the longer term Council funding for ri.

3.0 RECOMMENDATIONS

- 3.1 That Committee:
1. Approves the early implementation of enabling works as referred to in para 5.1; and,
 2. Approves the support and funding for the project

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Corporate Director, Regeneration and Environment

4.0 BACKGROUND

- 4.1 The Regeneration Committee on the 27th October 2011 approved the revised development framework for the redevelopment of the Gourock Pier and Railhead Development Area, including the one-way system to Kempock Street. The Policy and Resources Committee also approved the funding for the project on 15th November 2011, subject to a number of conditions as outlined in para 2.1
- 4.2 ri as requested has been progressing with pre planning application consultation and will be submitting a planning application in due course. In addition, ri has been developing the detailed design and has requested that the implementation of enabling works be progressed as soon as possible.

5.0 PROPOSAL

- 5.1 ri has identified a range of enabling works to facilitate the timeous development of the revised development frame work. This includes the construction of temporary car parking to the former Bay Hotel site and the construction of a new access to the station car park off Shore Street, Gourock.
- 5.2 In order to progress matters ri wish to submit appropriate statutory applications for approval for the enabling works and seek confirmation that funding will be made available for the project. It is therefore proposed that the condition of funding as approved by Committee and as outlined in 2.1.1 above is no longer required for supporting and funding the project but remains in place in regard to the longer term Council funding for ri.

6.0 CONCLUSION

- 6.1 Due to the extensive period of time involved over many years in developing a range of proposals for Gourock Waterferfront, it is considered appropriate that enabling works are progressed as early as possible to demonstrate the Council's continued commitment to the project.

7.0 CONSULTATIONS

- 7.1 Financial Implications - One Off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital Programme	Gourock Transport Interchange	2011/15	£4,700,000	n/a	

Financial Implications - Annually Recurring Costs / Savings

There will be revenue implications of maintaining the assets created/improved and these are being quantified and will be reported to a future meeting of the Committee. Clarity will be needed as to where the liability for these costs lies in the short and longer term.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
Roads and Environmental	To be identified	To be identified	To be identified	To be identified	

Infrastructure*					
Economic Regeneration	Riverside Inverclyde	2013/14	(£300,000)		Savings against 2011/12 budget contribution

- Costs for maintaining roads and environmental public works are being developed and will be reported back to Committee in due course.

7.2 The Head of Legal & Democratic Services has been consulted on the proposals.

7.3 The Head of Regeneration and Planning has been consulted on the proposals.

7.4 The Head of Property Assets & Facilities Management has been consulted on this report.

7.5 The Head of Environment and Commercial Services advises that the above proposals present very significant improvement to the traffic movement within Kempock Street and are to be commended.

7.6 Riverside Inverclyde has been consulted on the preparation of this paper.