

## OBAN CHORD UPDATE STATEMENT

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### 1.0 SUMMARY

#### 1.1 Aim of Update

The purpose of this report is to bring the OLI Area Committee up to date with the progress that has been made and actions taken since the last Area Committee.

Separate concept design reports have been submitted for two of the projects – Enhancement of Oban Bay from Stafford Street to Station Square, including George Street; and North Pier Maritime Visitor Facility.

### 2.0 UPDATE

#### 2.1 Public Realm: Further Upgrade of Amenity Lighting at McCaig's Tower

The main project was completed in November 2013 with responsibility for the amenity lighting activity being given to Och Aye Events company on a one year operating agreement and the maintenance and management being handed over to the Council's Street Scene team ahead of the opening of the Winter Festival on 22<sup>nd</sup> November, 2013.

There are three components to our lighting scheme: 1) the façade colour changing lighting scheme which is a permanent feature; 2) a trial lighting scheme which washes a sample of the window frames with changing colour light and 3) the facility for the resident and business community to colour code the tower façade in a single colour by arrangement for special events such as Valentine's Day (red); Sea Festival (blue); Christmas (white); by prior arrangement through Och Aye Events company. This latter service became available during March 2014.

As a result of public feedback and available funding within our budget we have subsequently installed one new pole to allow us to light up the gap at the side of the Tower. We have also been able to add some lighting to the façade at the pedestrian entrance to the Tower in a way which also provides improved visibility for pedestrians.

This capital project is now completed. An in use review and evaluation report will be undertaken in accordance with good practice. Target June 2014.

#### 2.2 Public Realm: Enhancement of Oban Bay from Stafford Street to Station Square including George Street

The Capita design team have completed the concept design phase

following consultations with statutory bodies and consultations with key stakeholders October – February. A separate report and recommendations for moving to detailed design on a preferred option are on the Agenda for this meeting.

**Transport Scotland/Capita Design Review:** the design teams continue to discuss issues/ constraints and exchange available maintenance and construction programming information.

Target date for approval to move from concept design to detailed design stage (RIBA Stage 3)– 9<sup>th</sup> April, 2014.

Target date for seeking planning approval from PPSL, if deemed appropriate,– 20<sup>th</sup> August, 2014.

Target date for securing Detailed design and full business case approval – September 2014.

### **2.3 Public Realm: Provision of Maritime Visitor Facility in North Pier Maritime Quarter (White Building)**

Oberlanders, the Edinburgh based architects who are a member of our Capita team, have now completed the concept design phase following receipt of building and topographic survey results and early consultations with occupants of the North Pier, Historic Scotland and our planning and roads teams.

A separate report and recommendations for moving to detailed design on a preferred option are on the Agenda for this meeting.

Target date for approval to move from concept design to detailed design stage (RIBA Stage 3)– 9<sup>th</sup> April, 2014.

Target date for planning application to be determined by PPSL – 20<sup>th</sup> August.

Target date for securing Detailed design and full business case approval – September 2014.

### **2.4 Oban Bay Breakwater, Step Ashore and Transit Facility**

Fisher Associates are working for the OBDHG on a study which could impact on design proposals and the successful TIF application impacting on the North Pier creates a changed environment within which the Council can adopt a more holistic economic development approach to the development potential of it's own asset – the North Pier.

It is expected that the necessary clarity to allow the Oban Regeneration Project Manager to progress with this will be obtained during Summer 2014.

**2.5 North Pier Maritime Quarter – Maximising CHORD and potential TIF investments**

Discussions are underway internally to secure resources for a design framework for the Council's North Pier asset and esplanade now that the Scottish Government has approved our TIF proposals. A report will come to Members for consideration by 14<sup>th</sup> May, 2014.

**2.6 Potential EMFF Application (formerly known as EFF)**

The Fisheries Grant Team of the Scottish Government has advised us that the next round will be entitled the European Maritime and Fisheries Fund (EMFF). The first step is for the Government to ensure that the Regulations are signed off. This is anticipated within the next month. Applications could then be accepted by the end of 2014 or early 2015. The timetable remains vague. We will advise members accordingly when more information is available.

**2.7 Oban Bay Harbour Development Authority**

A consultancy, Fisher Associates, have been appointed and the inception meeting held. Work has commenced on reviewing the options for a single Harbour Authority, a stakeholder meeting was held on 27 February in Oban, a risk assessment workshop has been scheduled for 20<sup>th</sup> March and a project report is anticipated during April 2014.

The consultants have been briefed by the Oban Regeneration Project Manager about proposed regeneration investments in the Bay and a regular dialogue is taking place.

**2.8 Social and Economic Impact Assessment/s (SEIAs) for Public Realm Projects**

SEIAs have to be prepared as part of the formulation of the Full Business Cases to be presented along with requests for the capital to implement the two public realm projects for which designs are being developed: i.e. the North Pier Visitor Facility and the Oban Bay Public Realm Enhancement Scheme. Tender invitations were sent out to 5 firms with a deadline for submissions of midday on 31<sup>st</sup> March. A selection will be made by 9<sup>th</sup> April to allow for work to commence, subject to Member approval in April 2014 to proceed to detailed design (RIBA Stage 3).

The cost of this work will come from the CHORD central budget and will therefore not deplete the implementation budgets for the above Oban projects.

**3.0 General**

- 3.1 The Oban Regeneration Project Manager continues to liaise with the Community Council, BID4Oban, local businesses and other stakeholders on a regular basis. On 5<sup>th</sup> March she gave a presentation to OLTA. The focus was on progress with the Oban Bay Enhancement projects allocated CHORD funding, how these complemented future North Pier TIF proposals and the key ingredients for success – shared vision; long term partnership; leadership;

effective private sector engagement; forward strategy designed in from the start; focus and consolidation; fast track decision making; quality; leverage, media relations and more.

## **4.0 CONCLUSION**

- 4.1 This paper brings the OLI Area Committee up to date with the Oban Waterfront Enhancement projects.

## **5.0 IMPLICATIONS**

### **5.1 POLICY**

The delivery of the TIF and CHORD Programme fits with the Council's Corporate Plan, SOA and approved Development Plan policy for town centre regeneration.

### **5.2 FINANCIAL**

The Oban Bay/Harbour CHORD Interim Business Case has approved £1.84 million; additional approvals are required to drawdown remaining monies.

### **5.3 LEGAL**

Each of the CHORD projects requires differing levels of legal resources to ensure their timely delivery.

### **5.4 EQUALITY**

An Equalities Impact Assessment has been undertaken for Oban Bay Harbour

### **5.5 CUSTOMER SERVICE**

Please see Programme Plan

### **5.6 RISK**

Please see Programme Plan

Fergus Murray  
Economic Development  
Development & Infrastructure  
13<sup>th</sup> March, 2014

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