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**HELENSBURGH CHORD PUBLIC REALM IMPROVEMENTS – PROGRESS UPDATE**

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**1.0 EXECUTIVE SUMMARY**

This report outlines progress to date in the delivery of the Helensburgh CHORD town centre Public Realm Improvement works.

There are essential four main phases to the works:

Phase 1 A and B West Clyde St/Colquhoun St South and West Bay Esplanade

Phase 2 Colquhoun Square, Sinclair Street Car Park and West Princes St

Phase 3 A and B Colquhoun St North and East Princes St

Phase 4 Sinclair St

Phase 1a complete with the majority of snagging issues addressed; Public Conveniences and Sinclair St car park re-opened.

Phases 1b; 2; 3a and 3b are substantially complete.

Phases 4a Sinclair St north and 4 Sinclair St south are on site. Phase 4a is slightly behind programme, original completion date 14 November, contractor now reporting 21 November.

Phase 4b Sinclair St south – work started on site to the eastern footway on the 3 November, six weeks ahead of Contractor's programme. The works are due to be completed on the 12 December with the remaining works commencing on the 5 January 2015, completion date 31 March 2015.

**RECOMMENDATIONS**

That the Area Committee notes the progress report.

That the Area Committee instruct the Helensburgh CHORD Project Manager to bring a further progress report to the Helensburgh and Lomond February Area Committee.

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**2.0 INTRODUCTION**

The purpose of this report is to update Members on progress to date in the delivery of the Helensburgh CHORD town centre Public Realm Improvement works.

**3.0 RECOMMENDATIONS**

3.1 That the Area Committee notes the progress report.

3.2 That the Area Committee instruct the Helensburgh CHORD Project Manager to bring a further progress report to the Helensburgh and Lomond February Area Committee.

**4.0 DETAIL****4.1 *Background***

The Helensburgh Town Centre Public Realm Improvement works include road narrowing and widening of adjoining pavements in natural materials; resurfacing of the carriageway; installation of new street furniture; soft landscape works; enhanced lighting; creation of a gathering/event space in Colquhoun Square; upgrading the West Bay Esplanade; introducing public art to reflect the heritage and culture of the town; refurbishing the Public Conveniences on the esplanade and upgrading Sinclair St car park. The aim is to enhance both the local and wider communities' perceptions of the town as a good place to live, work and play and to raise Helensburgh's reputation as an attractive day visitor destination.

4.2 ***Works to Phase 1 A/B Phase 1A*** complete with the majority of snagging issues addressed; Public Conveniences re-opened; Phase 1B substantially complete.

4.3 ***Phase 2 Colquhoun Square and West Princes St*** – Substantially complete. Sinclair St Car Park re-opened. Feedback has been very positive and the space is being well used and enjoyed by both local residents and day visitors.

4.4 ***Phases 3 A/B Colquhoun Street North and East Princes St*** - Substantially complete.

4.5 ***Phases 4 A/B Sinclair Street North and South*** – Phase 4a is slightly behind programme, original completion date 14 November, Contractor now reporting works will be completed by the 21 November.

Phase 4b Sinclair St south – work started on site to the eastern footway on the 3 November, six weeks ahead of Contractor's programme. The works are due to be completed on the 12 December with the remaining works commencing on the 5 January 2015, completion date 31 March 2015.

4.6 The cost for delivering the Helensburgh CHORD Public Realm works remains within budget.

4.7 The main risks in implementing this type of project are generally around dealing with underground site conditions such as uncharted services, levels of hard rock encountered; the robustness of the design and the performance of the contractor in programming the works

(plant/machinery and workforce) and in addressing on site issues in conjunction with the design team. These matters are regularly monitored by the Project Manager and Resident Engineer and discussed with the relevant parties to mitigate these risks.

## 5.0 CONCLUSION

Progress to date against Contractual Programme continues to be behind schedule. This is due to various factors, including poor ground conditions; desire to enhance original drainage design to help alleviate the impact of flooding during extreme weather conditions. The cost for delivering the Helensburgh CHORD Public Realm works remains within budget. In line with good practice a post project evaluation report will be undertaken on completion of the works.

## 6. IMPLICATIONS

POLICY	The delivery of this project fits with the Council's Corporate Plan, Single Outcome Agreement and approved Development Plan key actions and policy for safeguarding our built heritage and town centre regeneration. The economic outcomes from this project will contribute to the Council's Economic Development Action Plan at a strategic and area based level.
FINANCIAL	Covered in Highlight Report exempt item
LEGAL	Any issues will be dealt with through the Contract.
HR	Personnel commitment across relevant departments for duration of project
EQUALITIES	No equal opportunities implications
RISKS	As outlined in 4.7 above.

Pippa Milne, Executive Director Development and Infrastructure Services

Policy Lead, Councillor Ellen Morton

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