

OBAN CHORD – PUBLIC REALM PHASE 1&2 UPDATE

1.0 EXECUTIVE SUMMARY

To update on Oban Public Realm Phase1 – Stafford Street and to note that the Phase 2 Public Realm works will commence on the 4th January, 2016

Recommendation that the OLI members:

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- Note the contents of this paper

2.0 INTRODUCTION

Update on Oban Public Realm Phase 1 – Stafford Street works and Phase 2 Public Realm works commencing, the 4th January, 2016.

3.0 RECOMMENDATIONS

3.1 It is recommended that the OLI Members:

- Note the contents of this paper

4.0 DETAILS

4.1 Oban Public Realm Phase One – Stafford Street

Work started on site 19th January, 2015 and was completed and opened up to the public on the 9th July 2015. An Official opening event has been organised for the 7th October, 2015. A few snagging works remain outstanding, which we are working with the contractor to close out as soon as possible:

- Three steel bins were delivered and sited on Wednesday 14th October. They are painted grey to match the Hess lighting columns, have two gold bands, 240 litre capacity, and Cigarette part. Two are on Stafford Street itself, the third is at the sea wall near the pedestrian crossing. The same style/type of bins will be carried forward into the Phase 2 Public Realm Works.(17No)
- Coloured Lighting – Specialist lighting sub-contractor to address software and cabling issues with LED strip lighting.
- Memorial Plaque – works completed and installed for opening
- Planting –still waiting on Raynesway to provide timescales for planting sub-contractors return to site.
- Low wall adjacent the Whisky Shop – Design option for fixed seating on low wall currently being priced by contractor.
- Andrew Collins and Roads and Amenity Services exploring the possibility of purchasing a mobile jet washer and tanker for use within the town centre. Report to be prepared for a decision at the February Area Committee.
- Protective Coating - A product called “Gum Stopper” has been applied as a trial on a 20m² area, of paving outside the Oban Inn. This is a similar type of coating to that used on the Helensburgh CHORD project and if it proves to be successful will be applied to the whole of Stafford Street and to the Phase 2 works.
- HESS Lighting – Following ongoing investigations into why coloured lighting is not projecting onto terraces of Stafford Street, alternative lighting scheme for Station Square is currently being considered by the Councils’ Street Lighting Team
- Photocells – Awaiting installation of Street Lighting photocells which were specified in the contract but not installed.
- Christmas tree has been put up on the upper terrace of Stafford Street, using the recently installed Christmas tree socket and integrated electrical supply. The new Christmas Tree Socket negates the need for unsightly guide ropes.

In line with good practice, a Stage 3 Road Safety Audit of Phase One, Stafford Street will shortly be commissioned once snagging issues have been resolved.

4.2 Oban Public Realm Phase Two

Since the last OLI Area Committee report in October 2015 the following activities and actions have been undertaken or are shortly planned to take place.

When the works begin on the 4th January, 2016, the contractor will be aiming to complete the shopfront side of George Street and Station Square first, with the seaward side going ahead last.

The work around shopfronts is being planned to minimise disruption, with small sections being completed quickly then handed back to the public, rather than working on large sections of street which would obviously take more time.

The work will also start at the roadside of the footway and work in; meaning access is maintained at all times. Any work directly around shopfronts will be take place outside trading hours, again keeping the disruptive element of the work to an absolute minimum.

Land Engineering will have a site office/ welfare facilities located at the Rockfield Centre, Stevenson Street, where people can drop in for updates on the project from the dedicated community liaison officer. Land Engineering has yet to finalise location of storage compound, but almost certainly to be located outside the town centre.

Land Engineering will be on site Wednesday 2nd December for 1 week, doing some investigation work and pre-planning before Christmas.

Minor design changes have been made to the Phase 2 Public Realm works to address issues raised by the Oban Disability Forum. These have included, providing dropped kerbs to the full length of the disabled parking bays on George Street and increasing the parking bay with from 1.85m to 2.4m.

A “Meet the Contractor Event” is being planned for the 14th December, time and location still to be confirmed.

Meeting with Oban Community Council Monday 30th November, 2015

Meeting with the taxi companies organised for Wednesday 2nd December, 2015.

When works start on site, Andrew Collins will email Elected Members, and all stakeholders including Bid4Oban, Community Council etc., at the end of each week, updating on progress along with the following week’s schedule of works. The council will be providing people with regular weekly updates on the website and through the local press.

5.0 CONCLUSION

Project Manager and design team are working with contractor to close out snagging matters on Stafford St, Phase 1, as quickly as possible. They are

also working closely with Land Engineering, Ph2 contractor to ensure all necessary arrangements and public notifications are in place for work commencing on the 4th January 2016.

6.0 IMPLICATIONS

6.1 POLICY

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

6.2 FINANCIAL

The aim is to deliver the above project from the Oban CHORD budget allocation.

6.3 LEGAL

Each of the CHORD projects requires differing levels of legal resources to ensure their timely delivery. Legal resources have been allocated to fit project needs.

6.4 EQUALITY

An Equalities Impact Assessment has been undertaken for Oban CHORD.

6.5 CUSTOMER SERVICE

None

6.6 RISK

Risk registers have been completed for all projects and are updated on a regular basis.

Executive Director of Development & Infrastructure – Pippa Milne.
November 2015

Policy Lead – Ellen Morton

For further information – please contact Andrew Collins, Regeneration Project Manager, 01436 657633