

HELENSBURGH - OPTIONS FOR SURPLUS CHORD FUNDS

1.0 EXECUTIVE SUMMARY

- 1.1 Report outlines spend Options for the surplus CHORD funds of £653,119 reported to the Helensburgh & Lomond Area Committee on the 8th December April 2015.
- 1.2 The Options are in line with the report that was approved by the Policy and Resources Committee on the 18th August 2016, which delegated the allocation of any CHORD surplus funds to Area Committees to approve in accordance with the original CHORD objectives at 4.2.
- 1.3 The Helensburgh CHORD funds were allocated to generate improvements to Helensburgh's Town Centre public realm and West Bay Esplanade. With regard HH01, it is worth noting that the original townscape streetscape boundary considered a wider area but this was scaled back to meet the available budget. The original area included both John St and James Street.
- 1.4 Taking account of the amount of CHORD surplus funds available, the above criteria for the allocation of surplus funds and the risks in delivering the options within the available budget, the report looked at options for extending improvements to Helensburgh Town Centre's public realm and to the West Bay Esplanade.
- 1.5 Given the financial risks of not being able to deliver further improvements to the West Bay Esplanade between William Street and Kidston Park (Option 8) within the available budget, it is proposed this Option is not taken forward.

RECOMMENDATIONS

It is recommended that the Helensburgh and Lomond members:

- note the contents of the paper;
- Approve Options 1 to 7 inclusive;
- Approve the drawdown of up to £30,000 to cover development costs to take Options 1 to 5 to tender stage.
- Approve the drawdown of funds to implement the works associated with Options 1 to 5 provided the preferred tender price falls within the available budget, if the preferred tender price exceeds the available funds then officers will bring a report to members outlining alternative

options

- Approve the transfer of £22,000 to the Council's Amenities revenue budget to implement Option 6 – the enhanced maintenance of the Helensburgh Chord works and the purchase of five additional waste bins.
- Approve the drawdown of £62,500 to take forward Option 7 as outlined in 4.5.6.

HELENSBURGH- OPTIONS FOR SURPLUS CHORD FUNDS

2.0 INTRODUCTION

- 2.1 The purpose of this paper is to outline proposals for allocating the surplus CHORD funds of £653,119 in line with the report that was approved by the Policy and Resources Committee on the 18th August 2016, which delegated the allocation of any CHORD surplus funds to Area Committees to approve in accordance with the original town centre project objectives as outlined in 4.2

3 RECOMMENDATIONS

It is recommended that the Helensburgh and Lomond members:

- note the contents of the paper;
- Approve Options 1 to 7 inclusive;
- Approve the drawdown of up to £30,000 to cover development costs to take Options 1 to 5 to tender stage.
- Approve the drawdown of funds to implement the works associated with Options 1 to 5 provided the preferred tender price falls within the available budget, if the preferred tender price exceeds the available funds then officers will bring a report to members outlining alternative options
- Approve the transfer of £22,000 to the Council's Amenities revenue budget to implement Option 6 – the enhanced maintenance of the Helensburgh Chord works and the purchase of five additional waste bins.
- Approve the drawdown of funds to take forward Option 7 as outlined in 4.5.6.

4. DETAIL

- 4.1 In 2009 the Council approved an investment of approximately £30 million for five of its waterfront main towns to assist regeneration and economic development in Argyll and Bute, Helensburgh' capital funding allocation was £6.66 million. It was agreed that the projects be delivered in the context of the programme objectives for each town as outlined in the original Outline Business Cases.

4.2 The Tables below outlines how the Helensburgh CHORD monies were to be spent:

HH01 - Helensburgh - Town Centre

<i>WHAT:</i>	<ul style="list-style-type: none">• to develop a more sustainable traffic management scheme in the town centre by reducing traffic through the main streets in the town centre, thus enhancing pedestrian movement, creating events space and a street-cafe culture.• improved enforcement of parking regulations, pay-on-street parking, as well as improved cycling facilities.
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HH02 - Helensburgh - West Bay

<i>WHAT:</i>	<ul style="list-style-type: none">• to redevelop the West Bay Esplanade between Colquhoun Square and William Street, linking it to the town centre• to create an environment suitable for leisure strolling with a string of “event points” along the shore and for much better access by customers to the many and varied local shops, restaurants, cafes and bars on West Clyde Street.
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4.3 Anticipated benefits for Helensburgh include:

- Improved character and appearance of Helensburgh Town Centre and the West Bay esplanade.
- Increased turnover and employment in the retail and hospitality sectors.

4.4 On the 8th December 2015 officers reported to the Helensburgh & Lomond Area Committee the level of CHORD surplus funds available following delivery of the two projects listed at 4.2 above. It was agreed at this meeting that officers would come forward with options for the allocation of the surplus funds, £653,119. The Options outlined below are in line with the report that was approved by the Policy and Resources Committee on the 18th August 2016, which delegated the allocation of any CHORD surplus funds to Area Committees to approve in accordance with the original town centre objectives stated in 4.2 above. With regard, HH01 it is worth noting that the original townscape streetscape boundary considered a wider area but this was scaled back to meet the available budget. The original area included both John St and James Street.

4.5 **OPTIONS –**

4.5.1 **HH01 – Helensburgh Town Centre - OPTION 1 – James Street (Between West Princes Street and West Clyde Street). 493m² of granite paving slabs and 208 linear metre of PCC kerbs, 1029m² carriageway resurfacing**

Based on the positive impact the public realm improvement works have had to date on the vitality and economic performance of the town centre there has been requests from businesses on the edge of the completed CHORD improvements to extend the works, particularly along James Street from West

Clyde Street to the junction at West Princes Streets. This stretch includes a number of eatery's and retail units which, based on the positive impact the CHORD works have had on similar businesses, is likely to result in the further enhancement of the economic performance and attractiveness of the town centre to all users, locals and visitors alike.

Proposed works between West Princes Street and West Clyde Street to include removal of existing concrete kerbs and footways to both side of road and replace with granite pavements and PCC kerbing.

Kerb alignment will remain the same with some adjustments to kerb heights and levels to improve drainage, where required. This could be done without adding to the drainage system and therefore it is unlikely to require approval from Scottish Water. Plane and resurface the existing tarmacadam carriageway (45mm asphalt wearing course). Topographical survey information is already available to inform the design.

4.5.2 HH01 Helensburgh Town Centre – Option 2 East Clyde St – Maitland St 572m² of granite paving slabs and 209 linear metres of kerbs

Proposed works on East Clyde Street between Sinclair Street and Maitland Street to include removal of existing concrete kerbs and footways to both sides of road and replace with granite pavements and PCC kerbing.

Kerb alignment will remain the same with some adjustments to kerb heights and levels to improve drainage, where required. This could be done without adding to the drainage system and therefore is unlikely to require approval from Scottish Water. Topographical survey would be required to inform the design.

NB if taking forward both Option 1 and Option 2 in granite paving then additional granite paving material (265m²) will be required as there is approximately 800m² available after allowing for 5% wastage.

4.5.3 HH01 Helensburgh Town Centre - Option 3 East Clyde St between Maitland St and Charlotte Street

Proposed works include the removal of existing concrete kerbs and footways to both sides of road and resurface pavements in asphalt with chips (741m²) and replace kerbs (PCC) (233 linear metres). This excludes the area on the south side of East Clyde Street which has already been completed outside the Civic Centre.

4.5.4 HH01 Helensburgh Town Centre – Option 4 Maitland St

Proposed works include the removal of existing concrete kerbs and footways to both sides of road and resurface pavements in asphalt with chips (512m²) and replace kerbs (PCC) (208 linear metres). Plane and resurface the existing

tarmacadam carriageway (45mm asphalt wearing course) (1155m² carriageway resurfacing)

4.5.5 *HH01 Helensburgh Town Centre – Option 5 John St between West Clyde and West Princes St*

Proposed works include the removal of existing concrete kerbs and footways to both sides of road and resurface pavements in asphalt with chips (522m²) and replace kerbs (PCC) (117 linear metres). Plane and resurface the existing tarmacadam carriageway (45mm asphalt wearing course) (1071m² carriageway resurfacing)

4.5.6 HH01 Helensburgh Town Centre – Option 6 Contribution towards the enhanced maintenance of the CHORD works.

Due to pressures on the Council's revenue budget, savings have required to be made to the scope and frequency of the works undertaken by amenity services in maintaining public spaces across the Council. Therefore to ensure that the flower beds, shrubs, benches and bins within Colquhoun Square and along the esplanade are properly maintained in line with the Management and Maintenance guidelines produced for the works, there is the option to enhance the level of maintenance over the next three years as follows. Also to provide 5 additional bins to address increased usage due to increased footfall, particularly in summer months. The additional costs for the enhanced maintenance regime are provided at Appendix A.

4.5.7 HH01 – Helensburgh Town Centre – Option 7 contribute towards increasing the number of artworks in the award winning Outdoor Museum and artworks along the West Bay Esplanade (HH02).

Expand Outdoor Museum

The award-winning Outdoor Museum displays a collection of treasured objects brought forward by local residents / organisations in the town - stories of local, national and international significance, and makes them available to the people of Helensburgh, Scotland and beyond. The Museum has been very well received by the local community, visitors to the town, and by the arts, heritage and culture bodies in Scotland and further afield. The Museum recently received the prestigious Saltire Art in Public Places Award with the focus on how art contributes to a distinctive quality of place. The Outdoor Museum was also cited as part of the town's RIAS Public realm award and as in the Scottish Design award and is a focal point in the UK's largest architectural award- the prestigious Doolan Award (Judges visit on Thursday September 15th) The Outdoor was also shortlisted for / commended by the FX International Design Awards in the Best Museum 2016 category, with judges stating that every town should have an Outdoor Museum.

To date 15 of the plinths have a unique artwork installed with accompanying text and QR code that connects to the Outdoor Museum website. Of the remaining 100 plinths in the CHORD plan - some could be used to connect, not just to the town itself, but to surrounding areas e.g. the recent national focus on St. Peters Seminary at Cardross is an example of a nominated subject for a plinth that could create circulation between the two places. Closer at hand is the interest from National Trust Scotland in a proposed idea of a George Rickey artwork maquette that could connect all the visitors to Hill House to Helensburgh's town-centre and vice versa.

With interest from other parties in expanding the Outdoor Museum, and thereby creating potentially a critical mass of plinths which could make the Museum a visitor destination in its own right or at the very least make a significant contribution to the Helensburgh day trip offer for visiting the town - there is the option to set aside say **£45k** from the surplus CHORD funds and to use this to submit funding applications to Creative Scotland and the Heritage Lottery Fund to expand the Outdoor Museum

Light the Comet plinth - so that the acrylic block in Colquhoun Square is lit at night time. The cost includes purchase of 2 x 0.75m LED luminaires and the preparation of the plinth to hold these lights and the running of power to the plinth from an adjacent supply in the space.

Flotilla of Comets along the West Bay Esplanade (installed adjacent to John Muir sculpture)

The remaining seven of the original comets would be repaired and cleaned and mounted on 15 centimetre diameter poles at a height between 2.45m and 2.75m. The poles would need to be embedded in a circular concrete foundation, of diameter approx. 1.5m (depth to be determined probably 1m). The poles could be powder-coated and etched with the plans from the comet's designs. The specifications would allow for the abrasive nature of the esplanade.

4.5.8 *HH02 – West Bay Esplanade – Option 8 improvement of esplanade between William St and Kidston Park.*

The original Outline Business Case (OBC) for the Helensburgh CHORD project included the redevelopment of the West Bay Esplanade from Colquhoun Street to Kidston Park but, due to budget constraints this was subsequently revised to terminate the works at William Street. The surplus CHORD funds provide the opportunity to extend the esplanade works to Kidston Park, at a cost of circa £650,000 (inclusive of preliminaries, contingencies and professional fees). The scope of the works cover the replacement of the existing surface (William St to the end of the lower path at Kidston Park) to match the new surface, removal of seating wall, new edging to sea wall side with new kerbing to opposite side of esplanade, grading of soft landscaping to suit new kerb level, new handrail to replace existing, refurbishment of existing bench seats, new litter bins, replacement of steps to foreshore, replacement of surfacing to footpath links to road and an allowance for repairs to sea wall. An allowance for fees, preliminaries, and contingencies has also been included. However there is a cost risk in proceeding with this option due to the deteriorating condition of the seating wall and sea wall side of the esplanade which, when disturbed/removed may

unearth additional works with related cost implications that could result in works exceeding the available budget. Therefore if members wish to consider this option then further investigations into the condition of these areas would need to be instructed.

5. **BREAKDOWN OF COSTS v AVAILABLE BUDGET**

A breakdown of the indicative costs for each of the options is provided at Appendix A to this report.

6. **CONCLUSION**

All of the Options included in the report support the original objectives of the Helensburgh CHORD project. Options 1 and 2 would utilise the surplus paving materials stored at Blackhill depot, in fact additional granite paving and kerbs would be required. Option 2 would also enhance the gateway approach to the planned £18m Waterfront Development. Options 3 and 4 would improve the environs in the east side of the town, particularly around the proposed park and ride at the former Gasometer site through upgrading Maitland street which is also the desired pedestrian link from Helensburgh Central to the new Clyde Civic Centre. Option 5 would complete the upgrading of the side streets immediately adjacent to the enhanced works on West Clyde St. Options 6 and 7 will both protect and enhance the council's investment to date in Colquhoun Square. It is feasible that Options 1 to 6 could all be delivered within the available budget therefore maximising the impact of the additional spend, whereas option 8 would require all the surplus funds and potentially additional funds depending on what additional works may be unearthed in disturbing the seating and sea wall areas to lay the new surface material.

Given the financial risks of not being able to deliver further improvements to the West Bay Esplanade between William Street and Kidston Park (Option 7) within the available budget, it is proposed this Option is not taken forward

7. **IMPLICATIONS**

POLICY	The delivery of the CHORD programme fits with the Council's Corporate Plan, Single Outcome Agreement and approved Development Plan policy for town centre regeneration. The economic outcomes from these projects will contribute to the Government's Economic Strategy.
FINANCIAL	The level of surplus funds has been agreed with Finance.
LEGAL	There are currently no legal issues

HR	The options identified take account of current staff resources.
EQUALITIES	There are no equal opportunities implications.
RISK	Any future risk will be addressed as soon as a decision is made as to the utilisation of the remaining funds.
CUSTOMER SERVICES	There are no Customer Services implications.

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