

Tarbert and Lochgilphead Regeneration Fund – Projects Update

1.0 EXECUTIVE SUMMARY

- 1.1 This report provides an update on the six projects approved to proceed to full business case as part of the Tarbert and Lochgilphead Regeneration Fund.
- 1.2 Following the completion of the car parking works by Tarbert Harbour Authority in March 2021 all approved projects in Tarbert have now been successfully completed.
- 1.3 The Lochgilphead Front Green project is progressing following a second procurement process and approval of the updated Full Business Case by the Executive Director with responsibility for Development and Economic Growth. A contract has been awarded for the works to Hawthorn Heights Ltd and works are expected to be completed during early 2022.
- 1.4 Following an award of funding by The Scottish Government's Cycling, Walking and Safer Routes Fund, HITRANS and Transport Scotland's Spaces for People fund, managed by Sustrans pavement resurfacing works have been undertaken in Colchester Square and Argyll Street. The works included an upgraded surface to natural stone sets, pavements extensions on both sides of Colchester Square, new cycle parking and demarked, informal crossing points along Argyll Street.
- 1.5 After a further period of online consultation during February 2021 on the Ardrishaig North Public Realm project, the design team are now working on securing planning permission for the proposals and procurement for the main contractor has commenced. A decision on external funding is still awaited.
- 1.6 Discussions have been ongoing in relation to Phase 2 of the Gleaner site.

Recommendations

- 1.7 Members of the Mid Argyll, Kintyre and the Islands Area Committee are asked to note and consider the progress made with the projects as detailed within the report.

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2.0 INTRODUCTION

- 2.1 This report provides an update on the six projects which Mid Argyll, Kintyre and the Islands Area Committee agreed on 6 September 2017 (ratified by Policy and Resources Committee) should form the Tarbert and Lochgilphead Regeneration Fund and proceed to full business case. The projects include:

Project Ref.	Project	Status
T02	Barmore Road (A83)/Garvel Road junction improvement	Complete
T11	Tarbert Harbour facilities	Complete
LA10	Lochgilphead Front Green	Ongoing
LA11	Argyll Street	Complete
LA13	Ardrihaig North Public Realm Improvements	Ongoing
LA17	Gleaner Oil Site	Phase 1 complete, phase 2 ongoing

Whilst some projects have been successfully completed, as agreed, our focus is on successfully delivering the remaining agreed projects.

3.0 RECOMMENDATIONS

- 3.1 Members of the Mid Argyll, Kintyre and the Islands Area Committee are asked to note and consider the progress made with the projects as detailed within the report.

4.0 DETAILTarbert Projects

- 4.1 Following the completion of the car parking works by Tarbert Harbour Authority in March 2021 all approved projects in Tarbert have now been completed. The car

park was completed with the assistance of grant funding from the Tarbert and Lochgilphead Regeneration Fund and for every £1 of Tarbert and Lochgilphead Regeneration Funding provided a further £1.08 of additional funding was expended.

Lochgilphead Front Green (LA10)

- 4.2 Following a two stage procurement process and approval of the updated Full Business Case by the Executive Director with responsibility for Development and Economic Growth, a contract has been awarded for the works at the Front Green to Hawthorn Heights Ltd. Hawthorn Heights have extensive experience in delivering public realm and play projects, including the Council led project at Hermitage Park in Helensburgh.
- 4.3 As Committee are aware, it was necessary to amend the design proposals prior to retender due to the increased costs. At the time of writing, the contractor is expected to commence site set up on 31 May 2021 with works commencing in June. Completion is expected during January 2022. A programme of consultation by the contractor with the local community and other stakeholders is planned as part of the works. A further verbal update will be provided at committee on progress made to date.

Argyll Street/Colchester Square (LA11)

- 4.4 As included within our previous update to committee the construction stages of this project have been delivered with funding secured from outwith the Tarbert and Lochgilphead Regeneration Fund. The project is fully funded by The Scottish Government's Cycling, Walking and Safer Routes Fund, HITRANS and Transport Scotland's Spaces for People fund, managed by Sustrans, funding secured by the Strategic Transportation team. The total cost of works is approximately £500,000 to deliver improvements in Colchester Square and also to extend the works along Argyll Street to the junction with Union Street and Lorne Street. The pavement resurfacing works have been upgraded to include natural stone sets and the pavements have also been extended on both sides of Colchester Square allowing additional space for pedestrians. The stone used will match that being used for the Front Green. In addition the works are also providing new cycle parking and demarked, informal crossing points along Argyll Street.
- 4.5 Works commenced in January 2021 and completed in May 2021. The works were undertaken by Argyll and Bute Council Roads and Infrastructure Services with support from local sub-contractors.

Ardrishaig North Public Realm (LA13)

- 4.6 A further period of online consultation with the local community took place during February 2021, this allowed them to comment on the developed design. The developed design took account of cost information obtained during the Lochgilphead Front Green tender and to the best of our knowledge the design is within the anticipated development budget. No significant issues were raised as a result of the consultation and the design team are now working on securing

planning permission for the proposals.

- 4.7 Work is also commencing on a two stage procurement process, it is anticipated that the first stage will be completed during May 2021 with the Invitation to Tender issued later in the summer.
- 4.8 As previously reported, this project has secured support and funding from Sustrans for the design works undertaken to date. We have also submitted an application for funding for the construction phase. The outcome of this funding bid has not yet been confirmed and it is anticipated that the procurement will proceed to the second stage once this decision has been received. If the project proceeds as planned, it is anticipated that a contract could be let during the Autumn with works completed during Spring 2022.

Ardrishaig Gleaner Site (LA17)

- 4.9 This project is being delivered by Scottish Canals with a grant being provided through the Tarbert and Lochgilphead Regeneration Fund. Phase 1 of the Gleaner Site, the award winning Egg Shed, was completed in 2019.
- 4.10 Discussions have been ongoing in relation to Phase 2 of the site and we hope to be able to provide further information to a future committee.

5.0 CONCLUSION

- 5.1 Funding through the Tarbert and Lochgilphead Regeneration Fund has successfully completed a number of projects in Tarbert, Ardrishaig and Lochgilphead. The main focus of activity continues to be delivering the remaining of the agreed six projects with work commencing on the Lochgilphead Front Green project. There remain a high number of risks associated with delivery of the remaining projects however these will continue to be monitored and managed where possible. Should an underspend remain once the agreed six projects have been completed this will be reported to Committee so that arrangements can be agreed as to how this should be allocated.
- 5.2 These projects are being further enhanced through a programme of shop front improvement grants delivered separately as a result of the Town Centre Fund by business and building owners and the Lochgilphead CARs initiative.

6.0 IMPLICATIONS

6.1 Policy

The projects will support the overarching objective and long term outcomes of the Council's Corporate Plan, Argyll and Bute Outcome Improvement Plan, the Local Development Plan, the Economic Strategy. It will deliver the Tarbert and Lochgilphead Regeneration Fund.

6.2 Financial

A total of £3 million is allocated through the Tarbert and Lochgilphead Regeneration Fund. Expenditure at April 2021 is £744,619.22 including

the grants made for Tarbert Harbour, Gleaner Phase 1 site, design and consent fees.

6.3 Legal

Working with procurement colleagues in regard to management of contracts and tendering process. Lease and memorandums of understanding with third party progressed by the legal team where necessary.

6.4 HR

Support required from colleagues across the Council particularly Roads and Amenity Services who are the asset owners for the Lochgilphead sites and Ardrishaig North.

6.5 Fairer Scotland Duty:

6.5.1 Equalities - protected characteristics

Equalities and Socio Economic Impact Assessments have been carried out.

6.5.2 Socio-economic Duty

See above

6.5.3 Islands

No impacts anticipated.

6.6. Risk

There remain a number of risks associated with all the ongoing projects including those associated with external funding, public perception, construction working, costs, covid-19 and Brexit etc. Project Risk Registers are being maintained.

6.7 Customer Service

None at this time

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