

## OBAN CHORD UPDATE STATEMENT

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### 1.0 SUMMARY

- 1.1 A workshop with all OLI Councillors, the Deputy Leader of the Council, senior officers and representatives of various partner organisations took place on 22<sup>nd</sup> October, 2013 and unanimous agreement was reached in terms of their priorities for CHORD investment 2013 - 2016.

Immediately following the above workshop the Oban CHORD Project Board reconvened and unanimously approved the delivery of the projects supported by all OLI Members at the Workshop.

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

### 2.0 UPDATE

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

This project is completed and responsibility for maintenance and management was handed over to Ryan McGlynn of the Street Scene team ahead of the opening of the Winter Festival on 22<sup>nd</sup> November. 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 is scheduled to be available from February 2014.

Now that the amenity lighting scheme is in place consideration will be given by partner organisations as to how they can maximise the potential of the McCaig Tower venue and how the Council can address tree pruning and other associated maintenance issues.

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

The appointed Capita design team are progressing with the concept design phase following consultations with statutory bodies; the business community in collaboration with BID4Oban and the public exhibition to be held in the White Building from 23<sup>rd</sup> November to 30<sup>th</sup> November.

On 24<sup>th</sup> October we arranged a **Transport Scotland/Capita Design Review** meeting to clarify the roles and responsibilities of both teams; identify design issues and constraints prior to concept design development and exchange available maintenance and construction programming information. Key dates at this stage are: conclusion of Traffic Regulation Order and de-trunking of Stafford Street by February 2014; completion of Esplanade two –way feasibility study report by TS, February 2014.

**Stafford Street Consultation, Oban Distillery, 6 – 7.30pm, 6<sup>th</sup> November:**

Businesses that front on to Stafford Street were invited to a private presentation and discussion around the early design principles for the new pedestrian area proposed. The meeting was well attended and useful design feedback obtained. Local businesses are supportive of the pedestrianisation concept and are keen to see construction progress as soon as possible.

The Council, in collaboration with BID4Oban, issued a **postal questionnaire to all business rate levy payers** on 5<sup>th</sup> November with feedback due by 15<sup>th</sup> November.

**Exhibition in White Building 23<sup>rd</sup> November to 30<sup>th</sup> November:**

A small public exhibition explaining the design concepts and seeking local views has been arranged. Questionnaires will be available for completion.

Council web site has also been made available for online questionnaire responses to be completed by 6<sup>th</sup> December.

Target date for Concept design and related business case - March 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, are progressing with the concept design phase following receipt of building and topographic survey results and early consultations with occupants of the North Pier and our planning and roads teams.

As discussed and agreed at the 22<sup>nd</sup> October workshop, the design team have been instructed to pursue new build options.

**Exhibition in White Building 23<sup>rd</sup> November to 30<sup>th</sup> November:**

A public exhibition will take place to raise awareness of what the design team is working on for us, the design concept and to obtain feedback on selected items. Private views with the architect have been arranged for

22<sup>nd</sup> November.

Target date for Concept design and related business case - February 2014.

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

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

Tender documentation is being prepared with the aim of a design and business case contract being let as early as possible during 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 once we hear back from Government on our TIF proposals.

**2.6 South Pier**

A cost estimate for preparing the designs for a future application to EFF during 2014 has been sought and options /a recommendation on the way forward will be reported at a later date.

**2.7 Oban Bay Harbour Development Authority**

A tender document has been prepared for the Working Group and will be issued to appoint a consultant to review the various models available for a harbour authority and make recommendations - with a view to implementation during 2015/16.

**3.0 General**

3.1 Linda Houston was the guest speaker at the Oban Rotary Club Dinner on 5<sup>th</sup> November. The focus was her regeneration experience elsewhere and discussion around 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

Robert Pollock  
Economic Development  
Development & Infrastructure  
15<sup>th</sup> November, 2013

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