

OBAN CHORD UPDATE STATEMENT

2.0 SUMMARY

2.1 **Aim of Update**

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

3.0 RECOMMENDATIONS

That Members note the information in this report.

4.0 UPDATE DETAILS

4.1 **Public Realm: Further Upgrade of Amenity Lighting at McCaig's Tower**

The main project was completed in November 2013 with responsibility for the amenity lighting activity being given to Och Aye Events company on a one year operating agreement and the maintenance and management being handed over to the Council's Street Scene team.

An in use review and evaluation report will be undertaken in accordance with good practice. This has been delayed awaiting information from external parties. Target September 2014.

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

Following the terms of the Committee's agreement to proceed with the preferred design option for the above on 9th April, 2014, Capita were instructed to proceed with the preparation of planning applications and preparation of detailed design and contract documents for Phase 1 – Stafford Street, subject to Committee and Council approvals of the Full Business Case during September, 2014. The planning applications were submitted on 26th June.

A Public Information Notice was issued with regard to the Stafford Street works in July, to which 10 companies (3 local) expressed an interest. A full Tender Invitation will be issued by the end of August.

Target date for seeking planning approvals from PPSL – 20th August, 2014.

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

Target date for beginning Stafford Street pedestrianisation works, subject to above approvals - October 2014.

4.3

Public Realm: Provision of Maritime Visitor Facility in North Pier Maritime Quarter (White Building)

Following the terms of the Committee's agreement to proceed with the preferred design option for the above on 9th April, 2014, Capita/Oberlanders are progressing with detailed design work for the preferred concept design option. The planning application and application for Listed Building Consent was submitted on 26th June.

Target date for planning application to be determined by PPSL – 20th August.

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

Target date for a start on site – January 2015

4.4

Oban Bay Breakwater, Step Ashore and Transit Facility

This project is being taken forward by OBM Ltd on the assumption of enabling support from the Council and a grant contribution being secured from both the Council, and HIE in the spirit of co-operation intimated in their letters of 25th and 26th April to OBM Ltd., and within the parameters allowed for grant funding.

It is anticipated that the necessary clarity to allow the Oban Regeneration Project Manager to identify any support actions required will be obtained during Summer 2014, once OBM have received their updated costings.

We will advise members accordingly when more information is available.

4.5

North Pier Maritime Quarter – Maximising CHORD and potential TIF investments

This issue will be explored later this year once the Lorn Arc TIF delivery team becomes established. Resources for commissioning a design framework for the Council's North Pier asset and esplanade will be sought now that the

Scottish Government has approved our TIF proposals. A separate report on Lorn Arc TIF will come from the Head of Economic Development to Members for consideration/information this month.

4.6

Potential EMFF Application (formerly known as EFF)

The Fisheries Grant Team of the Scottish Government has advised us that the next round will be entitled the European Maritime and Fisheries Fund (EMFF). The first step is for the Government to ensure that the Regulations are signed off. This is anticipated shortly. Applications could then be accepted by the end of 2014 or early 2015. The timetable remains vague. We will advise members accordingly when more information is available.

4.7

Oban Bay Harbour Development Authority

Fisher Associates have submitted their report reviewing options for a single Harbour Authority, and the next steps are with the Oban Bay Harbour Development Group to agree.

The consultants were briefed by the Oban Regeneration Project Manager(ORPM) about proposed regeneration investments in the Bay and a regular dialogue took place. The ORPM is copied in on minutes and invited to attend OBDHG meetings, as appropriate.

4.8

Social and Economic Impact Assessment/s (SEIAs) for Public Realm Projects

SEIAs have to be prepared as part of the formulation of the Full Business Cases (FBCs) to be presented along with requests for the capital to implement the two public realm projects for which designs are being developed: i.e. the North Pier Maritime Visitor Facility and the Oban Bay Public Realm Enhancement Scheme.

Peter Brett Associates, Glasgow won the contract. Several meetings have taken place during June/July and the final report is due by 1st August following comments from the ORPM. The final report was delayed by one month due to the need to proceed without a local business survey. This will not impact on the preparation of the FBCs.

Target date for final SEIA reports to be submitted to Oban Regeneration Project Manager – 1st August, 2014

- 5.1 This paper brings the OLI Area Committee up to date with the Oban Waterfront Enhancement projects and the wider Oban CHORD context.

6.0 IMPLICATIONS

6.1 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.

6.2 FINANCIAL

The Oban Bay/Harbour CHORD Interim Business Case has approved £1.84 million; additional approvals are required to drawdown remaining monies.

6.3 LEGAL

Each of the CHORD projects requires differing levels of legal resources to ensure their timely delivery.

6.4 EQUALITY

An Equalities Impact Assessment has been undertaken for Oban Bay Harbour

6.5 CUSTOMER SERVICE

Please see Programme Plan

6.6 RISK

Please see Programme Plan

Executive Director of Development & Infrastructure

28th July, 2014

Policy Lead: Cllr Ellen Morton

For further information – please contact Linda Houston, Oban Regeneration Project Manager, 01631 569181 or Helen Ford, CHORD Programme Manager Development and Infrastructure Services, Economic Development and Strategic Transportation 01436 658839