

Enterprising



An aerial architectural rendering of a riverside development project. The scene shows a wide river with several boats, including a large white yacht and several smaller sailboats. On the left bank, there are modern, multi-story buildings with flat roofs and green spaces. On the right bank, there are more buildings, some with gabled roofs, and a large crane structure. The background shows a mix of greenery and existing buildings. A blue banner with white text is overlaid on the top part of the image.

RIVERSIDE INVERCLYDE



James Watt Dock

Waterfront Revival

Riverside Inverclyde (ri) is an Urban Regeneration Company driving the delivery of a focused, integrated regeneration programme for Inverclyde, on the Clyde Estuary 25 miles west of Glasgow. A joint initiative between the Scottish Government, Inverclyde Council, Scottish Enterprise and the private sector, ri aims to dramatically reshape the environmental and economic future of Inverclyde's waterfront.

The flagship project, a redevelopment of Inverclyde's historic James Watt Dock in partnership with the Peel Group, is progressing as planned. The initial stages have seen the iconic Sugar Warehouse made wind and watertight in a £3.2m renovation. In addition, a £2.2m access road has been completed, with £1.3m of works being advanced on public realm works to create the backdrop for the Tall Ships in July 2011. Other advances at James Watt Dock include Blue Sea Marinas being appointed as marina operator, with pontoons being installed in the historic dock. Later phases will see the creation of increased marina and leisure facilities set alongside attractive residential and retail space. Riverside Inverclyde is keen to work with other partners and investors interested in this development.

Serving as a monument to this impressive development is the Grade A-listed Sugar Warehouse, one of Scotland's largest surviving cast iron and brick

industrial buildings. "The Sugar Warehouse is an icon in the hearts and minds of Inverclyde's community," said Euan Jamieson, director of Clydeport Properties Ltd and James Watt Dock LLP. Inverclyde Council and Historic Scotland have both been involved in the project, which comes as no surprise when one considers this building has been a landmark in Inverclyde since 1885.

Riverside Inverclyde's regeneration projects have a strong community focus, ensuring that the regeneration of Inverclyde's waterfront continues to benefit the local population. The James Watt Dock area aims to create a critical mass of mixed-use activity where people can work, live and play within a comprehensive lifestyle development. For the first time in generations the people of Inverclyde will have access to this waterfront area. Public access to the immediate James Watt Dock will be possible for the first time via a new access road and pedestrian footpaths.

Inverclyde's industrial and business communities also benefit directly from Riverside Inverclyde's projects. "Contracts are often won by local companies," said Implementation Manager, Garry Williamson. "We have developed the Inverclyde Construction Forum which enables Inverclyde's contractors to bid for building work – whilst enjoying support in raising the competitive standards of local businesses," he continued. "We also seek to retain the original character of our sites, and an example of this is the Ladyburn Business Centre, at Riverside Business Park. The 15,000 sq ft former school building has undergone a significant transformation and offers office accommodation on flexible rental contracts."

2011 will also see Riverside Inverclyde advancing projects that have clear economic development outcomes and are aimed directly at job creation and business support:



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The 30,000 square metres site at Kelburn, platformed and ready for light industrial use

- Kelburn, a 6.45ha site just 15 minutes from Glasgow Airport, for which Riverside Inverclyde has invested in major site infrastructure and has a speculative development of flexible light industrial accommodation of up to 41,000 sq ft in the pipeline, with 8,000 sq ft available for occupation during late 2012;
- Riverside Business Park, an extensive business location already home to over 20 SMEs, where an additional phase of office development is planned. This will be constructed to a Grade A standard, with at least a very good BREEAM rating, and will comprise flexible sized office suites. The new accommodation will be available from late Autumn 2012; and
- Cartsdyke, a site accommodating up to 70,000 sq ft of bespoke office accommodation, included dedicated car parking. The land has already been remediated and is ready for development.

This year will also see two exciting new projects for Riverside Inverclyde, including the refurbishment for commercial use of Greenock's Georgian Customs House and, in conjunction with Inverclyde Council, the redevelopment of Gourrock town centre.

One attraction for the local community and visitors alike is set to be Greenock Arts Guild's new theatre, due to open in the middle of 2012. Set on the site of the former Lamont dry dock adjacent to the historic East India Harbour in Greenock, the new centre will be next to the iconic Georgian Custom House, with superb views over the River Clyde. Housing a five hundred seat auditorium, a one hundred seat studio theatre, rehearsal rooms and a café and bar, this newest addition to Inverclyde's waterfront will result in one of the best arts centres in the UK, offering a diverse range of performance, as well as being a social hub at the heart of a community that is positively looking towards future growth and opportunity.

Inverclyde Council's Corporate Director for Regeneration & Environment, Aubrey Fawcett summed up the mood of Inverclyde going forward: "Inverclyde has a long and proud history as a major shipbuilding, marine engineering and IT manufacturing area and is looking forward to a similarly prosperous and vibrant future for the area. The mood is positive."

The catalyst for this positive and vibrant future may be in the offshore renewables industry and Riverside Inverclyde's renewables proposition can be read in a later section of this publication.



Artist's impression of build option at Cartsdyke





Positive results from Riverside Inverclyde’s Community Benefits Focus

Riverside Inverclyde (ri) has adopted a twin track approach to secure the long term economic growth and prosperity of Inverclyde: “going for growth” through exploiting existing and new opportunities; and “spreading the benefits of growth” to benefit local residents, communities and businesses across Inverclyde.

As example of this is the good news of having over 30 local new entrants to construction recruited as a direct result of Riverside Inverclyde’s focus and leadership on implementing community benefits clauses as a condition of contract on its major tenders.

Companies such as R J McLeod, L&C, Land Engineering, CBC and Graham Construction are positively supporting Riverside Inverclyde’s aims and are delivering these jobs for the local community.

Bill Nicol, CEO, Riverside Inverclyde stated: “Having these local recruits working on our projects as a result of our conditions of contract is not only a boost for the individuals and the district but is also further testament to ri’s determination on spreading the benefits of growth. At a time of economic austerity, ri will continue to ensure that opportunities be delivered for the people of Inverclyde”.

Local companies can also benefit from ri’s community benefits drive. “Goodwill

clauses” in ri’s main contracts encourage contractors to competitively consider members of Inverclyde Construction Forum (ICF) for subcontracting opportunities. A number of local companies have already benefited from this initiative.

Inverclyde Construction Forum holds seminars, training sessions and quarterly business meetings, aiming to improve the competitiveness of its membership, encourage company development and thereby enhance members’ potential for winning new contracts. This aids economic growth in the area and leads to an improved and sustainable local construction sector.



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