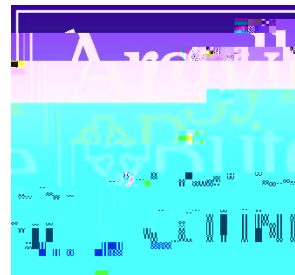


Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Executive Director: Douglas Hendry



Kilmory, Lochgilphead, PA31 8RT

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HELENSBURGH WATERFRONT DEVELOPMENT UPDATE

1.0 INTRODUCTION

- 1.1 The development of Helensburgh Waterfront has been a long term project and following the completion of the £23m leisure centre focus moves to the site of the old swimming pool as the next step in the masterplan.
- 1.2 This report outlines the current position and seeks the support of the Helensburgh & Lomond Area Committee to commence the initial marketing of the site to determine the real market demand for the location.

2.0 RECOMMENDATIONS

- 2.1 That the Helensburgh and Lomond Area Committee:

- 2.1.1 Note the successful delivery of the new Helensburgh Leisure Centre, car parking, public realm and landscaping as it nears completion along with improvements to the pier;

- 2.1.2 Note that the skatepark equipment will be reinstated as part of the current works and that further discussions will be undertaken with the group regarding incorporating the skatepark into the next phase of the development;

- 2.1.3 Note the adopted planning policy position that permits a range of uses including leisure, retail, open space or other commercial uses and that any proposal will be subject to a separate planning application and community consultation;

- 2.1.4 Note the global inflationary and increased cost relating to construction / utilities which will have impact on financial viability and sustainability in

now demolished, will be available for redevelopment. Currently the remaining car parking, public realm and landscaping works are being completed. Options for securing the site boundary of the former pool in the short term are also currently under consideration.

3.2 CURRENT PROGRAMME

Heron Bros Ltd who are our headline development contractor commenced works on the 31 August 2020 and we are currently 119 weeks into the programme with Stage 1 - Flood Defences and Stage 2 - Leisure Building both being completed on time. We are now on Stage 3 of works which entails the demolition of Existing Pool and Completion of Car Parking and Landscaping are progressing at a pace: Demolition of Existing Old Swimming Pool Building commenced on the 5th September and demolition activities including specialist asbestos removal are now fully completed; Utilities disconnections fully completed; former electric sub-station decommissioned and removed from site; mass stone fill to former car park ongoing; granite paving to emerging public realm steps; public realm granite paving and surfacing works; construction of remaining section of car park, and to new cycle lane adjacent to West Clyde Street, on programme for completion February 2023

Scottish Water "Top Up Tap" - Following granting of Planning Development Status by the Planning Authority, Scottish Water were on site Monday 14 November, 2022 and completed a Partial install (foundation only with water connection). Scottish Water will return to site to complete the install once the final groundworks, reinstatement and public real(o)-6(l)35()-34(i)-27(n47.7 8 T45.65 Tm[)TJE

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