

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

13 JUNE 2002

SUBJECT: ARBROATH HARBOUR DEVELOPMENT - UPDATE

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

<p>Abstract: This report updates the Committee on the efforts to secure a joint public/private sector development at Arbroath Harbour.</p>

1 RECOMMENDATION

It is recommended that the Committee

1. notes the current position regarding the efforts to secure a public/private development at Arbroath Harbour as outlined in this report; and
2. agrees to this report being referred to the Roads Committee for information.

2 INTRODUCTION

- 2.1 Members will recall that the Policy & Resources Committee at its meeting on 5 February 2002 agreed to proceed with the proposed development at Arbroath harbour (Report No. 175/02 refers). The Committee also agreed to seek European funding under the Eastern Scotland Objective 2 Programme (2000/06).

3 CURRENT POSITION

- 3.1 Applications for European funding totalling £410,000 were approved by the Programme Management Committee on 30 May 2002 (see Financial Implications). Approval is subject to outstanding technical issues being resolved satisfactorily i.e. confirmation that the public sector funding has been secured and that planning permission/Notice of Intention to Develop have been granted.
- 3.2 An application for planning permission for the proposed building on the former boat building yard and associated environmental improvements was submitted by the developer. This was granted conditional approval by the Development Control Committee at its meeting on 30 May 2002.
- 3.3 Notice of Intention to Develop procedures were instigated for the construction of the roundabout, the installation of new harbour gates and the provision of pontoon berths. An objection was received from the Cycling Touring Club within the statutory period and the NID has therefore been submitted to the Scottish Executive for consideration. A response is awaited.
- 3.4 The developer is currently preparing a business plan for the building development and is in discussion with Scottish Enterprise Tayside regarding assistance with a possible funding deficit. SET cannot seek approval of its funding until these discussions have been concluded.

- 3.5 Heads of Agreement are currently being drawn up by the Director of Law & Administration for agreement with the developer. These will be reported to Committee in due course.

4 FINANCIAL IMPLICATIONS

- 4.1 On the advice of the Eastern Scotland European Partnership, two applications for grant assistance were submitted; one for the building development and associated environmental improvements (50%) and one for the infrastructural works (25%). Within the last week the Council has been advised that both applications totalling £410,000 have been approved (£278,000 and £132,000 respectively).
- 4.2 Since report 175/02 was approved a number of revisions to the costs of the works, funding arrangements and phasing of expenditure have been necessary. These revisions are partly due to bidding for a higher level of ERDF funding than had initially been anticipated and refinement of the cost estimates for certain of the public sector works.
- 4.3 The overall cost of the public sector works has increased by £74,000 from £1,043,000 to £1,117,000. The cost of the public domain building works has been increased by approximately £41,000 to include the installation of services (power, heating etc.) within this part of the new accommodation. Also, the estimated cost of the installation of new harbour gates has increased by approximately £43,000. Members are asked to note, however, that the updated cost estimate for the harbour gates is based on an initial assessment and further investigation will be required before the full extent of the works required can be confirmed and the associated costs firmed up. Finally, the estimated cost of the new vehicular access (roundabout) has been reduced by £10,000. The phasing of expenditure over financial years 2001/02 to 2004/05 has also been refined slightly.
- 4.4 The funding contribution from ERDF has increased by £45,000 from £365,000 to £410,000 which reflects the higher level of eligible costs on which grant was sought. Therefore although project costs have increased by £74,000, the funding contribution from Angus Council has increased by only £29,000 from £428,000 to £457,000 and has been accommodated by adjusting the contribution from the Roads department capital budget (new vehicular access to Harbour).
- 4.5 The updated estimated cost to the public sector is now £556,000 for the public domain building works and environmental improvements and £561,000 for the infrastructure works. A breakdown of these costs is shown below:-

Item Of Expenditure*	Revised Cost Estimate £
Public Domain Accommodation (mainly tourist reception centre & toilets)	406,000
Environmental improvement works within harbour	150,000
SUB-TOTAL	556,000
Installation of new harbour gates	225,000
Provision of pontoon berths & associated quayside services	104,000
Provision of new vehicular access	232,000
SUB-TOTAL	561,000
GRAND TOTAL	1,117,000

- - all costs shown are inclusive of contingencies at 10%

- 4.6 A summary of the available funding and the anticipated allocations and phasing are shown in the table below:-

Arbroath Harbour Development	Total Contribution £000s	Phasing of Expenditure			
		2001/02 £000s	2002/03 £000s	2003/04 £000s	2004/05 £000s
Contribution from Roads Capital	263	6	28	125	104
Contribution from Planning Capital	65		15	50	
Contribution from Local Capital Fund	129		32	75	22
Sub-Total Angus Council Funding	457	6	75	250	126
Contribution from ERDF (approved)	410		112	257	41
Contribution from SET (assumed and subject to approval)	250		100	150	
Total Estimated Cost & Funding	1,117	6	287	657	167

5 HUMAN RIGHTS IMPLICATIONS

- 5.1 There are no human rights implications arising from this report.

6 CONSULTATION

- 6.1 The Chief Executive, Director of Finance, Director of Law & Administration, Director of Roads and Director of Property Services have been consulted during the preparation of this report.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/RM/KW
6 June 2002

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