

PERTH AND KINROSS COUNCIL

Enterprise and Infrastructure Committee – 20 March 2013

BLAIRGOWRIE TOWN CENTRE REGENERATION**Report by Depute Director (Environment)**

This report provides the Committee with an update on the Blairgowrie Town Centre Regeneration Funding and the projects it is supporting. The report also seeks approval to support the development of a bus stance and associated traffic improvements as part of a combined proposal to regenerate Blairgowrie Town Centre. The report also recommends that a variation be made to the Blairgowrie Traffic Management Order to accommodate these changes.

1. RECOMMENDATION(S)

- (i) The Committee is asked to agree to the following as part of regenerating Blairgowrie Town Centre:
- The proposed programme of works in the Riverside and Wellmeadow area of Blairgowrie.
 - The development of bus stance and associated traffic improvements in the Wellmeadow, Blairgowrie.
 - To the promotion of a variation to the relevant Traffic Regulation Order (TRO) to alter the waiting restrictions in the Wellmeadow and Commercial Street areas and to introduce a designated bus lane and a short section of one-way in Wellmeadow, Blairgowrie.

2. BACKGROUND

- 2.1 An original bid in 2008/2009 was made to the Town Centre Regeneration Fund (TCRF) by a consortium of community groups for a range of regeneration and environmental enhancements including the Riverside and Wellmeadow in Blairgowrie, however this lost out to the BARRC project.
- 2.2 The BARRC project did not proceed, and the Scottish Government subsequently asked for Council-led deliverable community projects which could be funded by TCRF money. The Council's Community Greenspace team, who had worked on the previous proposals, prepared a further submission in November 2011 which was successful. Examples of eligible activity were:
- Improving pedestrian or vehicle access to a town centre.
 - Improving parking provision within a town centre.

- Attracting increased footfall, both by day and by night.
 - Diversification of the mix of services and amenities within a town centre, underpinned by an understanding of the requirements of the local community.
 - Acquisition of gap sites and vacant properties for redevelopment.
 - Streetscape improvements which enhance and improve how a town centre operates providing the are of sufficient scale and ambition to represent a capital investment.
- 2.3 The proposals secured £914,000, which included funding for the Rattray Community Facilities hub (£415,000) and public realm improvements around the Wellmeadow and Riverside park and new tourism and gateway signage (£499,000).
- 2.4 In 2012, £106,000 was secured via the Tactran Core Strategy budget in order to fund bus stance improvements in Blairgowrie. The Wellmeadow bus stance is a key public transport facility for Blairgowrie with more than 30,000 bus journeys operating through the site each year. The services operating to Wellmeadow bring passengers into Blairgowrie for business, shopping and social purposes. The site is also the main interchange point for passengers making connections for other parts of the town, including the local Cottage Hospital/Medical Centre.
- 2.5 At present, the junctions surrounding the bus stance area from Boat Brae, Allan Street, Gas Brae and Commercial Street can become very congested at peak times. This inhibits buses from exiting the bus stances. The project will include extending the current signalised junction of Allan Street, Gas Brae and Boat Brae to cover the Commercial Street and bus stance exit. This will allow buses to exit the stance area more easily as well as reducing congestion on Commercial Street. The signals will incorporate a pedestrian phase which will mean that pedestrian routes across the Commercial Street junction and Wellmeadow will be better served.
- 2.6 The importance of these projects to the regeneration of Blairgowrie Town Centre will receive even more prominence, when Blairgowrie Golf Club host the Junior Ryder Cup in August 2014, with an anticipated increased focus on the town, and the resultant potential for greater visitor numbers.

3. PROPOSALS

- 3.1 The regeneration proposal comprise a series of related schemes to enhance the natural and built heritage of Blairgowrie and Rattray with the overarching objective of improving the attractiveness and appeal of the town in order to increase footfall by residents and visitors, thereby improving local business performance.

3.2 Blairgowrie Riverside

3.2.1 The vision for the redevelopment of the Blairgowrie riverside parkland adjacent to the River Ericht is to create an attractive green space and environmental attraction for the town. This project will provide not only an enhanced amenity for residents but will also provide an attraction for visitors to the town in order to increase visitor footfall and dwell time in the town centre. The project comprises the following elements:

- Upgrading of the riverside car park
- Relocation and upgrading of the play park
- Remedial work on retaining walls
- Rejuvenation of formal planting beds
- Installation of new seating and picnic areas
- Improvements to the viewing area at Cargill's Leap including new interpretation
- Introduction of new interpretation materials and signage
- The creation of improved pedestrian access
- Landscaping including seasonal bulb planting

3.2.2 The latter element, including the creation of a snowdrop trail, will establish the year round appeal of the location, and would further link to and complement investments that have been made in the town's paths network where work has recently been undertaken as part of the area wide Perthshire Big Tree Country initiative. It also links to the Catheran Trail, the 64 mile circular walking route and one of Scotland's Great Trails, which has its start point from this location on the banks of the River Ericht. New signposting to orientate walkers to the start of the Trail will be incorporated within this project creating awareness of this major tourism asset for Blairgowrie and east Perthshire.

3.2.3 The Blairgowrie riverside project also includes general landscaping enhancement and embankment repairs. These will be developed sympathetically and the installation of modern play equipment will create an easily accessed, family orientated attraction which will encourage active outdoor recreation as well as wider appreciation of the environment from a range of users.

3.3 Wellmeadow

3.3.1 The Wellmeadow provides a central focus for the town of Blairgowrie and in addition to being an attractive park setting it hosts a series of events through the year, from community markets to a range of musical performances. It is intended that a series of improvements would be made in this area, including:

- Introduction of new planting, borders and containers
- Introduction of raised borders to minimise damage from footfall and to improve enjoyment for disabled user groups
- Enhancements to the entrances and surrounding streets
- Introduction of new seating

- Installation of feature pea lighting on trees
 - Installation of facilities and power points for events
- 3.3.2 The improvements to this central public space would encourage increased dwell time in the town centre and an improved setting for events which attract visitors to the town.
- 3.3.3 Plans for Riverside and Wellmeadow are appended (Appendix 1 and Appendix 2), with larger sized copies to be made available in the Member's Lounge.
- 3.4 Visitor Signage and Orientation
- 3.4.1 In order to create a sense of arrival and welcome to the town and to orientate visitors to the tourism assets, a suite of welcome and tourism signs are proposed for principal approach routes, junctions and gateways. New welcome signs incorporating approved branding and the town crest have been erected on each approach to the town, and floral beds will be installed to complement these. Composite brown tourism "gateway" signs to denote the town centre and qualifying amenities such as the tourist information centre, CATERAN Trail, riverside, golf courses etc, as well as appropriate repeater signs within the town, will also be installed. This signage scheme will be developed and implemented in consultation with the community and businesses.
- 3.5 Increased economic activity and employment opportunities
- 3.5.1 While Blairgowrie is located on the A93 (the designated Deeside Tourist Route), in tourism terms the town is characterised by transient traffic with little in the way of built attractions to encourage visitors to spend time in the town. Nevertheless, there has been significant investment in recent years in the local paths network and in the development and marketing of the CATERAN Trail which has its start/finish point in the town centre. Through development of the riverside location and the Wellmeadow, attractive natural and parkland settings will be greatly enhanced through the provision of new amenities, visitor car parking, trails and a leisure resource which will encourage visitation to the town and increased length of stay, given the proximity to businesses, this should have a positive impact for the local economy. The installation of new welcome and tourism signposting will not only create a sense of place but also highlight to visitors the amenities within the town resulting in increased visitation.
- 3.6 Well designed, sustainable town centres with accessible amenities and services
- 3.6.1 The development of the project will improve the wider Blairgowrie townscape and the implementation will take due cognisance of the needs of different user groups.

3.7 Enhancement and protection of the built and natural environment

- 3.7.1 A key objective of the project is to improve the landscape value of key locations within the urban realm thereby improving Blairgowrie's overall environmental qualities and the image of the town more generally. The remedial works included within the scope of the project, including repairs to the embankment and retaining walls on the riverside, will offer significant protection to that site.

3.8 Bus Stance Improvements

- 3.8.1 The redevelopment of the bus stance and associated traffic management improvements involves providing a combination of vehicle and pedestrian accessibility features to complement the upgrade of the existing stance area and waiting facilities. The improvements will provide passengers and bus operators with a safe, pleasant environment and a waiting facility fit for purpose. The project will:
- Improve operational efficiency for buses by providing better access and egress to site
 - Provide pedestrian and vehicle safety
 - Include dedicated bus stances
 - Increase the number of passenger waiting facilities
 - Improve accessibility for passengers to buses
 - Provide improved lighting for area
 - Improve the signage and information
 - Provide environmental improvements
- 3.8.2 The improvements to the bus stance area will enhance it significantly. New modern bus shelters will be provided as well as new benches and improved information. Three dedicated bus stances will be installed and these will allow better access on and off the buses, particularly for those with mobility impairments. The whole area will be more pedestrian friendly. There will be improved carriageway and footway surfaces and the street lighting will be upgraded. The plan showing the proposals are shown at Appendix 3 with large plans available for viewing in the Members Lounge.
- 3.8.3 As part of the bus stance improvement works, it is necessary to introduce a designated bus lane and a short section of one way only. It is also necessary to introduce additional waiting restrictions on Commercial Street to ensure that the traffic lanes are kept free from obstruction in advance of the traffic signals. Proposed changes to the TRO are shown in Appendices 4 and 5.
- 3.8.4. As the redevelopment of the bus stance and associated traffic management improvements are part of regenerating Blairgowrie Town Centre. The project will contribute to the bus stance improvements as part of the Wellmeadow enhancement. This is an opportunity as following the public consultation exercise, the community did not deem the original proposals of the Wellmeadow bandstand and full upgrade of Cargill's Leap as priorities. Using

the funding as proposed in this report will ensure core work around the Wellmeadow, Riverside Park and Wellmeadow Bus Stance are delivered.

- 3.8.5 The Scottish Government has confirmed that under the eligible activity the bus stance and associated traffic improvements can be accommodated within the original Town Centre Regeneration Funding award. The Scottish Government are being contacted to advise them of the proposed changes to the expenditure profile, in order to ascertain if TCRF can support the wider scope of the projects being developed for Blairgowrie Town Centre.
- 3.8.6 In addition to the £106,000 secured via the Tactran Core Strategy budget in 2012/13, a further £21,000 has been secured from Tactran for the bus stance improvements.
- 3.8.7 The area where the bus stance is currently situated is subject to annual maintenance which continues to increase due to the age of the infrastructure. In order to reduce this maintenance burden it is proposed to support the development of a bus stance and associated traffic improvements through transferring £80,000 of the Structural Maintenance Capital budget, £30,000 of the Traffic Signals Capital budget and £80,505 of the Routine & Cyclic Maintenance Revenue budget.
- 3.8.8 By reallocating this funding it provides a complete package of funded improvements, ensuring that traffic flows in the area is improved and enhances the public realm for all users.

4. CONSULTATION

- 4.1 The Head of Democratic Services and Head of Finance were consulted in the preparation of this report.
- 4.2 Local elected members have been consulted in the development of the proposals contained within the report and are supportive of the proposals.
- 4.3 Riverside and Wellmeadow
 - 4.3.1 Early consultation with a number of community groups on the scope of the project was undertaken in April 2012. This was considered further and feedback was given in June 2012 together with a further meeting with the Community Council, Strathmore Centre Youth Development (SCYD), Blair in Bloom and local Members.
 - 4.3.2 A public consultation exhibition and event took place on 15 June 2012 with questionnaires and documents put in the Library and online for 3 weeks. The consultation results were published on 31 August 2012.
 - 4.3.3 Further meetings and discussions have been held on aspects of the project with Blair in Bloom, the Community Council, Councillors, Strathmore and the Glens, SCYD, One Voice, Angus Hotel, other businesses and members of the public. An update was provided in the Blair Blast in December 2012 and a

further exhibition of the finalised design was held in the town on 24 January 2013 and documents were published on www.pkc.gov.uk. Officers attended the Community Council meeting on 12 February 2013 which was open to the public to present the design proposals.

4.4 Bus Stance Improvements

- 4.4.1 An exhibition showing the proposals was held in the Blairgowrie Tesco store (9am 5.30pm) and the Angus Hotel (6.30pm – 8.30pm) on 24 January 2013 where Council officers were present to explain the project and answer any questions. Both events were very well attended and included members of the Community Council, local bus drivers and local taxi operators/drivers. The feedback and comments given at these events were mainly very positive.
- 4.4.2 The main concerns about the proposals were raised by the local taxi drivers with regard to the proposed changes to the existing taxi rank. As a result it is proposed to investigate options for a permanent taxi rank at another location.
- 4.4.3 A display showing the final proposals was exhibited in the town's Tesco store during the day and in the Angus Hotel on the evening of 24 January 2013. The proposals were also displayed in the bus shelters at Wellmeadow during that week. Officers also attended the Community Council meeting on 12 February 2013.
- 4.4.4 All events were very well attended and the majority of the feedback received has been positive.

5. RESOURCE IMPLICATIONS

- 5.1 The total estimated cost of the project is £821,505. External funding of £626,000 has been secured - £499,000 from the Town Centre Regeneration Fund and £127,000 from the Tactran Core Budget.
- 5.2 The development of a bus stance and associated traffic improvements will be supported through transferring £80,000 from the 2013/14 Structural Maintenance Capital budget, £30,000 from the 2013/14 Traffic Signals Capital budget and £80,505 from the 2013/14 Routine & Cyclic Maintenance Revenue budget. The Parking Account will contribute £5,000 to the project in 2013/14.
- 5.3 The total project budget is detailed at Appendix 6 with the outline Business Case at Appendix 7.

6. COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012

- 6.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:-
 - (i) A Safe, Secure and Welcoming Environment

- (iii) A Prosperous, Sustainable and Inclusive Economy
- (v) Confident, Active and Inclusive Communities

7. EQUALITIES IMPACT ASSESSMENT (EqIA)

7.1 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- The improvement to the bus stance will assist users with accessibility issues.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT

8.1 The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

9. CONCLUSION

9.1 The proposals in this report provides a comprehensive package of improvements, for the regeneration of Blairgowrie Town Centre ensuring that the environmental improvements and achieved traffic flows in the area are improved, and the public realm for all users is enhanced.

**BARBARA RENTON
DEPUTE DIRECTOR (ENVIRONMENT)**

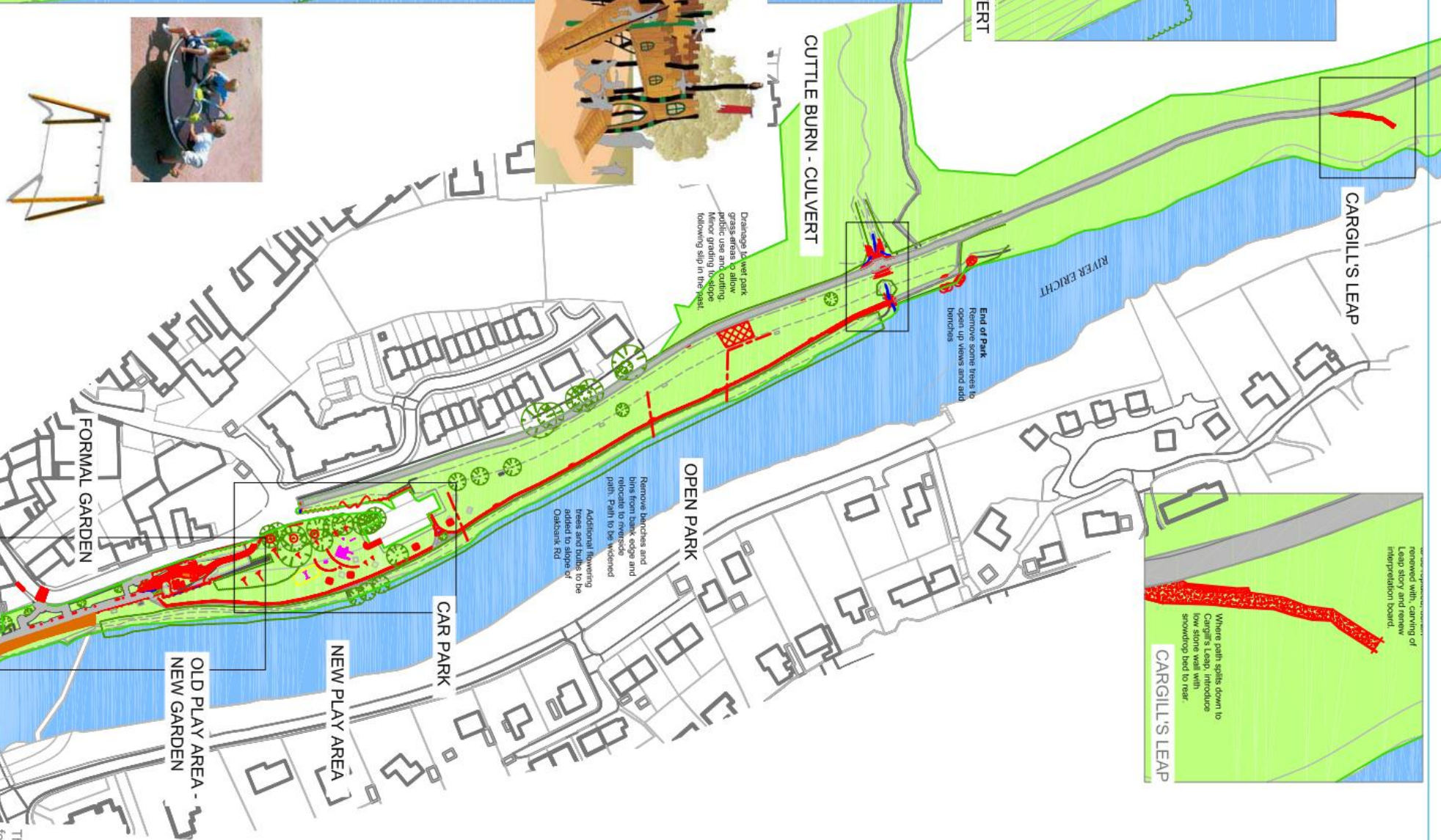
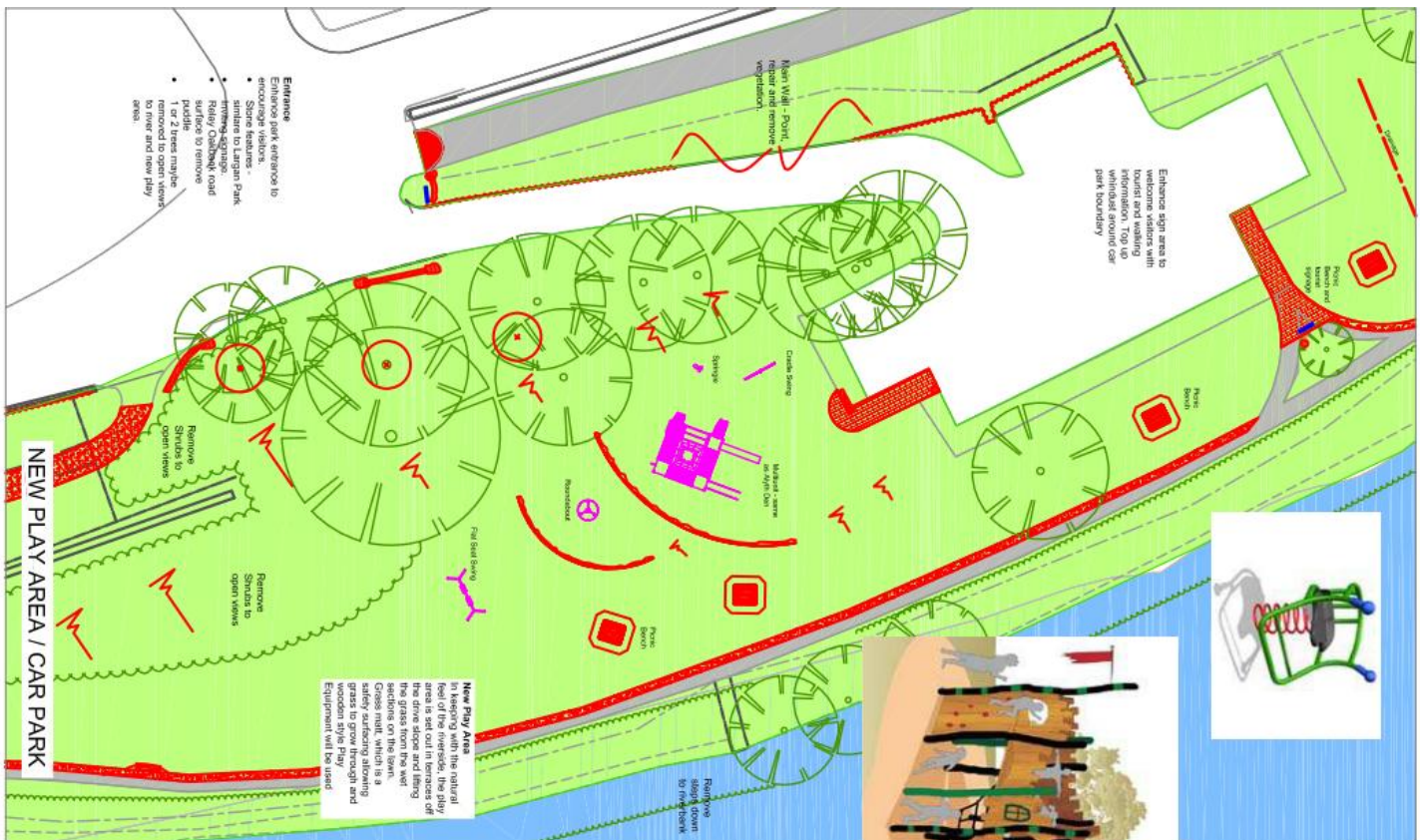
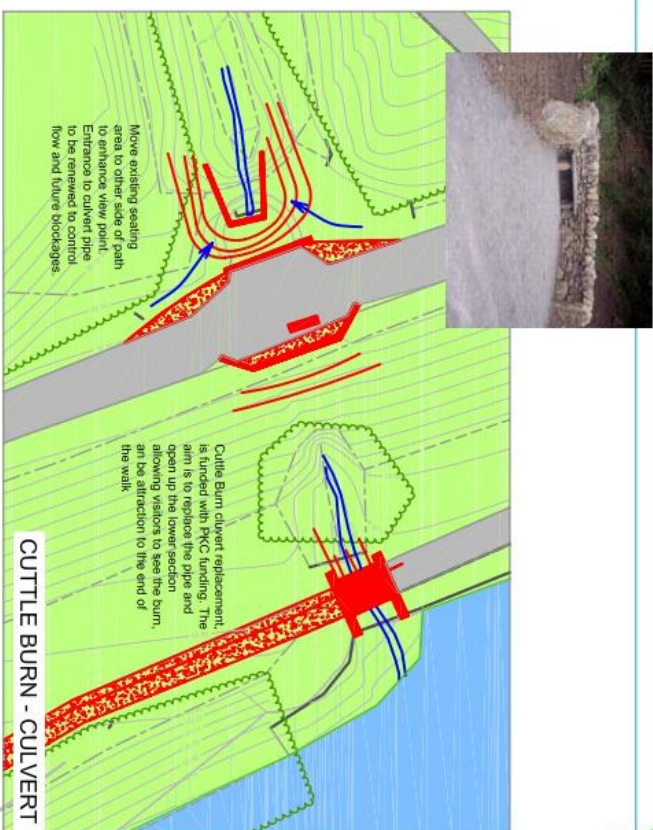
No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

Contact Officer: Bruce Reekie, Extension 76448, BReekie@pkc.gov.uk
Address of Service: Pullar House, 35 Kinnoull Street, Perth
Date: 19 February 2013

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TCRF BLAIRGOWRIE - RIVERSIDE PARK

Project Proposals

This consultation is an opportunity for residents to comment on the proposals and help advise the final design.

Please be aware **all proposals are subject to funding** and some items may have to be removed if final costs come in higher than budget.

 <p>PARRISH & HARRIS CONTRACT</p>		<p>LANDSCAPE SERVICES 10000 WILSON ROAD, SUITE 100 GREENSBORO, NC 27409</p>	
<p>PROJECT</p> <p>TURF Rejuvenation</p>		<p>DATE: 1/14/01</p> <p>DATE: 1/11/02</p> <p>PROJECT NO.</p> <p>DATE: 1/11/02</p> <p>REV: 1</p>	
<p>TYPE: CONSULTATION PLAN</p> <p>RIVERSIDE</p>		<p>DATE: 1/14/01</p> <p>DATE: 1/11/02</p> <p>PROJECT NO.</p> <p>DATE: 1/11/02</p> <p>REV: 1</p>	

This consultation is an opportunity for residents to comment on the proposals and help advise the final design.

Please be aware **all proposals are subject to funding** and some items may have to be removed if final costs come in higher than budget.

Salmon Sculpture was removed due to vandalism. The sculpture has previously been repaired twice which is a costly financial burden. Before another repair is considered a safer location needs to be found.

Options

- Wellmeadow Traffic Light planting bed
- Pavement outside Edinburgh Woolen Mill
- Top of New Stairs at Bus Stance
- other?

Informal crossing point. Surfacing with red chip tarmac and framed with tegula (similar to Wellmeadow)

RIVERSIDE

Resurface concrete steps to match concrete slab pavements

Finger Post to be repainted

LOWER MILL ST

Flush Surfacing - Tegula / Red Block

Informal surfacing link from Wellmeadow to Riverside. Surfacing tegula, similar to Wellmeadow

Bed to be replanted.

Reposition notice board and combine with tourist information sign. Position 1 or 2

Possible option of 3 Flag Poles. Please comment.

Wishing Well amend collection system and add plaque showing history and where funds raised go

Planting bed to be enhanced. Brick walls to be replaced with stone wall and railing features.

WELLMEADOW PARK

Railings

- Park railings to be painted and minor repairs conducted
- Spring closing gates

Wellmeadow Entrances

- All entrances to have half moon planters same as Allan St entrance

Park Furniture

- New benches to missing locations. Dark painted benches will be moved to Riverside and plaques moved to the new benches.
- New bins and some to be relocated?

Electric Plan

- Traditional Pea lights to be replaced with bright LED's same as the large beech tree.
- Transformer / supply boxes to be hidden where possible.
- Additional underground power points for events and markets

Events

- Stronger temporary shelters are being examined to allow events in all weathers and remain in place longer if event require. Popular locations around monument and street outside Tourist Information
- Added to this more power points being examined as above

Planting

- Poor sections of beds will be replaced and enhanced.
- Selected shrubs to be removed
- Additional planting in locations to add colour and interest

Sign to be removed and information will be included in the new tourist sign

Information sign to be removed and new notice boards supplied at Allan St entrance see options

Bed to be replanted.

3 banner and hanging basket brackets to lamp posts and middle pole.

KEY

Drop kerbs	OK
Tegula cobble - same as Wellmeadow	
Concrete slabs same as Allan St	
Tarmac re-surfacing	
New Cycle Stands	
New bins	
New benches	
Planters of each entrance to match Allan St	
New Stone Walling	
New Railings on the Stone Walling	
Repositioning of community notice board and other signs	
Enhancement and widening of beds	

STREET AROUND THE WELLMEADOW

- Enhance street lighting to LED with a white light, matching lighting at new bus stance.
- Resurface footpath opposite Lower Mill Street
- Resurface concrete corner at Edinburgh Woolen Mill to match existing concrete slabs on pavements
- Cycle stands next to Allan St entrance and opposite toilets.
- New bins



PERTH & KINROSS
COUNCIL

LANDSCAPE SERVICES
PALMER HOUSE, 30 KINGSWAY STREET, PERTH, PH1 0SD.
TEL: 01739 476000

PROJECT: TCRF Blairgowrie

TITLE: Consultation Plan

WELLMEADOW

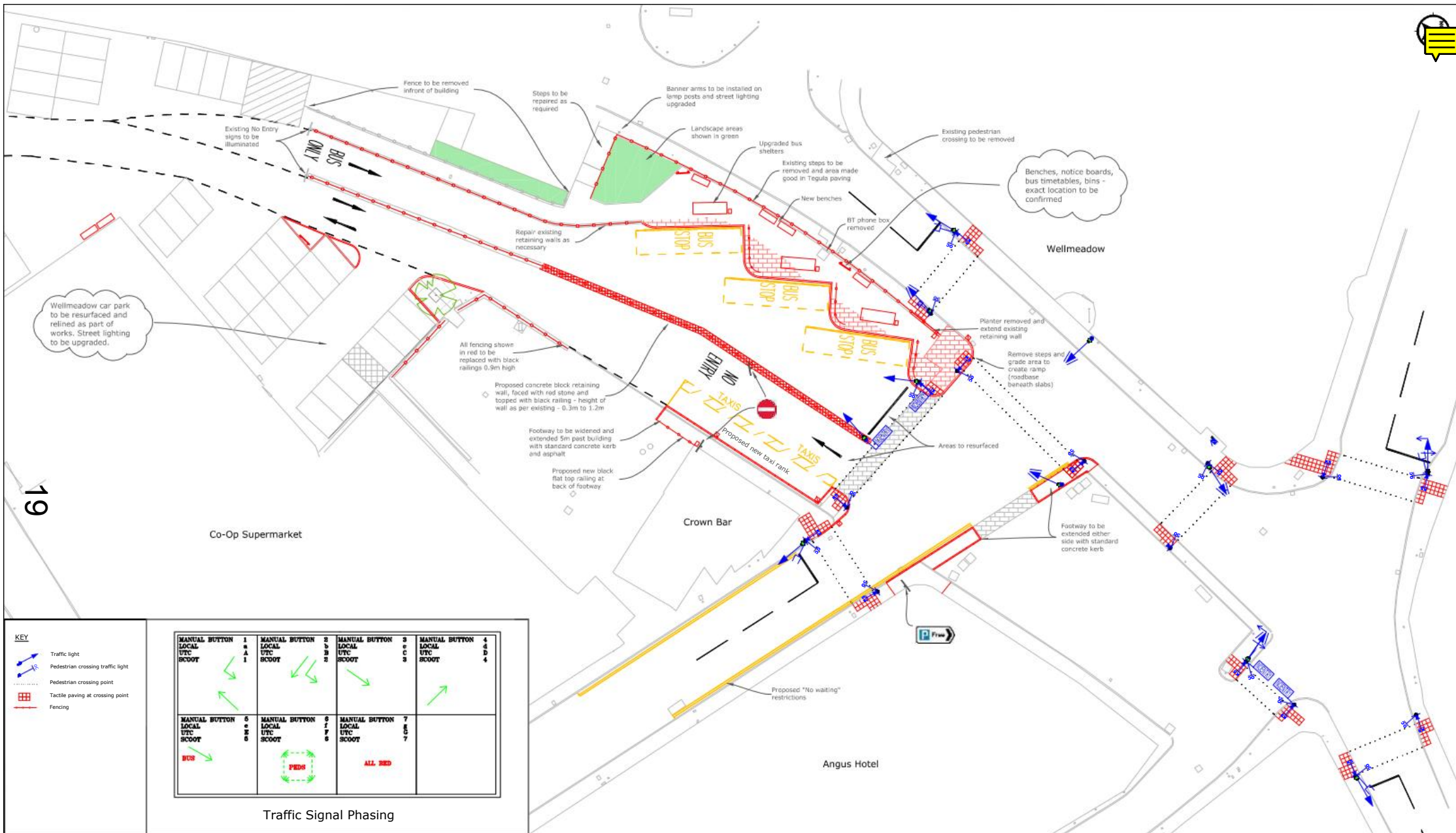
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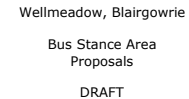
DESIGNER: TCRF

DATE: 10/08/14

SCALE: 1:1000



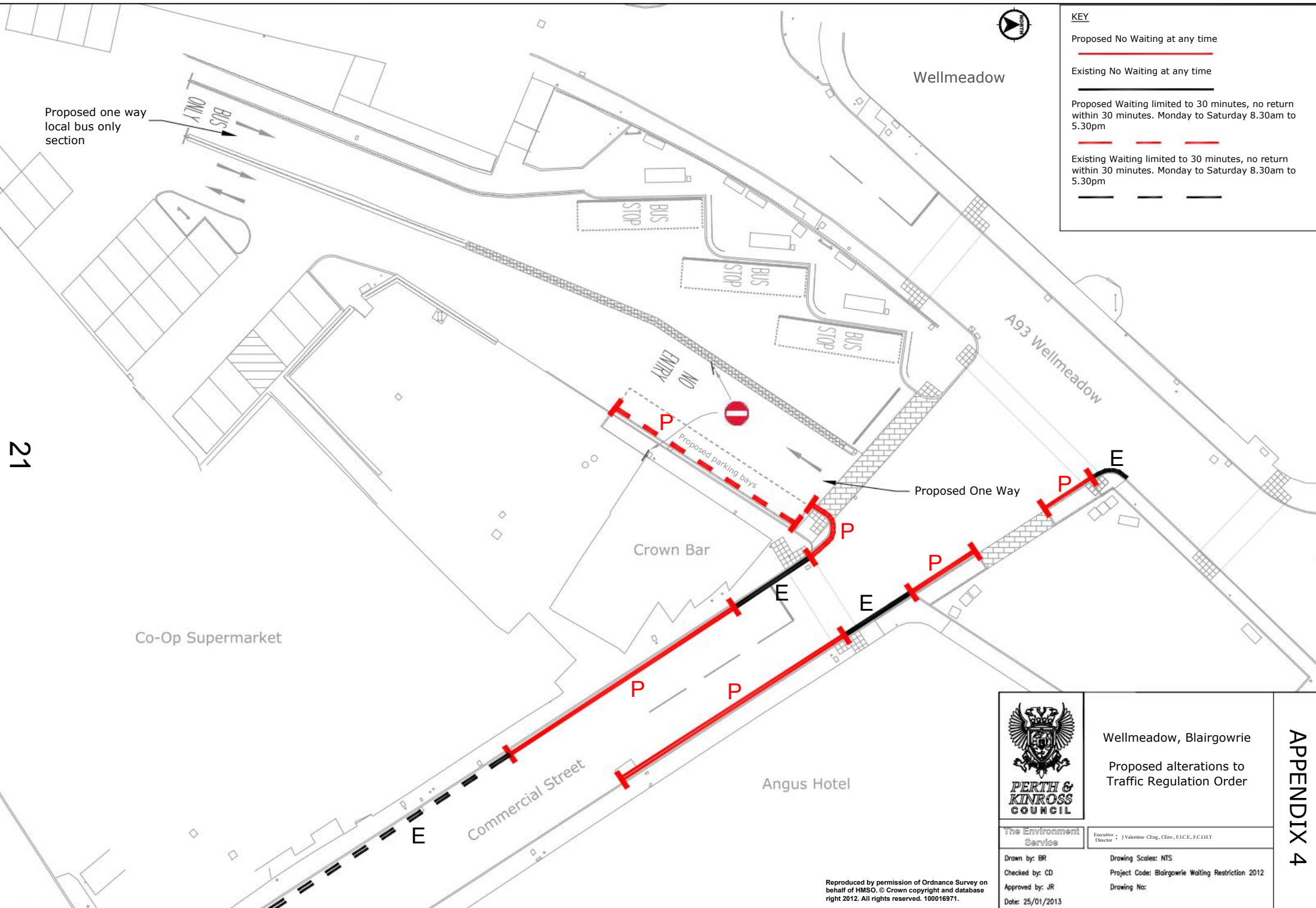
1. As part in the works, all road signage in and around this area will be reviewed.
2. Only proposed alterations and additions to waiting restrictions are shown. No existing waiting restrictions are shown on drawing.



Executive | Valentine CEng, CEnv, FICE, FCIB

Drawing Scale: 1:2000NA1
Project Code:
Drawing No: WELL-SP-OP1 F Rev C

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Wellmeadow, Blairgowrie

Proposed alterations to Traffic Regulation Order

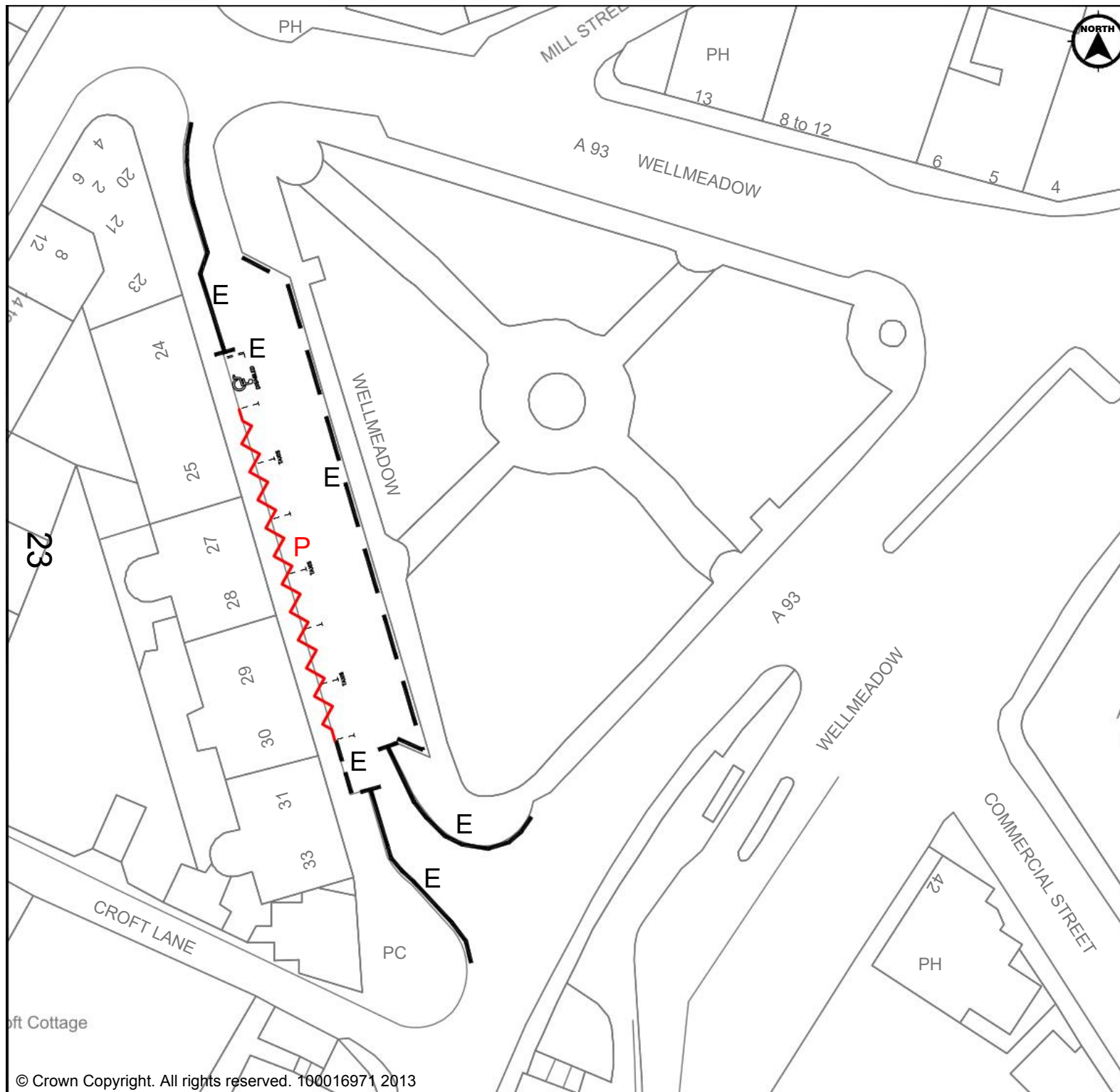
The Environment Service

Executive Director • J Valentine CEng., CEnv., F.I.C.E., F.C.I.H.T

Drawn by: BR
Checked by: CD
Approved by: JR
Date: 25/01/2013

Drawing Scales: NTS
Project Code: Blairgowrie Waiting Restriction 2012
Drawing No:

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KEY

Existing No Waiting at any time

Existing Waiting limited to 30 minutes, no return within 30 minutes. Monday to Saturday 8.30am to 5.30pm

Proposed taxi rank with 6 bays



Suffix	Revision Details	by	Appvd	Date
AMENDMENTS				
<div>  <p>Wellmeadow, Blairgowrie</p> <p>Proposed alterations to Traffic Regulation Order and addition of Taxi Rank</p> </div>				
<p>The Environment Service</p> <p>Executive Director J Valentine CEng., CEnv., F.I.C.E., F.C.I.H.T.</p>		<p>Drawing Scale: NTS</p> <p>Project Code: Blairgowrie 2013</p>		
<p>Drawn by: BR</p> <p>Checked by: CD</p> <p>Approved by: JF</p> <p>Date: 28/01/2013</p>		<p>Drawing No:</p>		

APPENDIX 5

Blairgowrie Town Centre Regeneration

Appendix 6

TCRF / Bus Stance Blairgowrie

Cost

TCRF Capital Budget	£ 499,000.00
Tactran Capital budget carried over to 2013/14	£ 106,000.00
Tactran Capital budget (from real time project) carried over to 2013/14	£ 21,000.00
Road maintenance capital transfer for 2013/14	£ 80,000.00
Roads revenue transfer for 2013/14	£ 80,505.00
Urban traffic control capital transfer for 2013/14	£ 30,000.00
Car parking account contribution	£ 5,000.00
Total Budget	£ 821,505.00

Project Costs

TCRF Committed	£ 6,000.00
Reduced Riverside (Play Area, Cargil's Leap, Garden, Signage, Fees)	£ 255,000.00
Reduced Wellmeadow (Shelter, Garden's, Lighting, Lower Mill St, Fees)	£ 127,500.00
Bus Stance Improvements (inc all civil works)	£ 335,680.00
Bus Stance - Street Lighting (excludes civils)	£ 6,282.00
Traffic Signals (excludes civils)	£ 62,543.00
Car park tree pits	£ 5,000.00
Tourism signage	£ 23,500.00
Total Costs	£ 821,505.00

Difference

£ -

***Business Case Template
Blairgowrie Town Centre Regeneration***



Outline Business Case

Title:	BLAIRGOWRIE TOWN CENTRE REGENERATION		
Executive Sponsor:	Keith McNamara	Version:	1
Author:	Bruce Reekie	Date:	12/02/2013

1. EXECUTIVE SUMMARY

Previous proposals secured £499k of funding for public realm improvements around the Wellmeadow and Riverside park and new tourism and gateway signage.

The business case supports the development of a bus stance and associated traffic improvements as part of regenerating Blairgowrie Town Centre.

Such a proposal provides a complete package of improvements, ensuring that traffic flows in the area is improved and enhances the public realm for all users.

2. INTRODUCTION

An original bid in 2008/2009 was made to the Town Centre Regeneration Fund (TCRF) by a consortium of community groups for a range of regeneration and environmental enhancements including the riverside and Wellmeadow, however this lost out to the BARRC project.

The BARRC project did not proceed and the Scottish Government subsequently asked for Council led deliverable community which could be funded by TCRF money. The Council's Community Greenspace team, who had worked on the previous proposals, prepared a further submission in November 2011 which was successful.

The proposals secured £914k, which included funding for the Rattray Community Facilities hub and public realm improvements around the Wellmeadow and Riverside park and new tourism and gateway signage.

In 2012 £106k was secured via the Tactran Core Strategy budget in order to fund bus stance improvements in Blairgowrie.

3. BENEFITS *(including assumptions)*

- Reallocates funding from TCRF which has been saved by not carrying out things like the bandstand and full upgrade of Cargill's Leap, to the bus stance and gets a wider improvement for Blairgowrie.
- Ensures core work around the Wellmeadow, Riverside Park and Wellmeadow Bus Stance are delivered.
- Ensures traffic flow in the area is improved.

- Significant public and political support for the Wellmeadow Bus Stance works. Several complaints about current traffic signals in Wellmeadow. Meets aspirations of Members and public.
- Provides a complete package of improvements, leveraging in additional funding (eg TACTRAN) for the overall project.
- Enhances public realm for all users.
- Reduced electricity usage as new signals will be low voltage.
- Opportunity to avoid having to spend maintenance on bus stance and Wellmeadow footways.
- Additional improvements to the car park can be achieved with funding from the Car Park Account as agreed.
- Allows the projects to be tendered together and run as 'once', potentially achieving cost savings.
- Opportunity to save on maintenance of traffic signals as Puffin being removed.
- Opportunity to improve traffic flow and improve air quality.

4. OBJECTIVES

- Improving pedestrian or vehicle access to the town centre
- Improving parking provision within the town centre
- Attracting increased footfall, both by day and by night
- Diversification of the mix of services and amenities within the town centre, underpinned by an understanding of the requirements of the local community
- Streetscape improvements which enhance and improve how a town centre operates providing the are of sufficient scale and ambition to represent a capital investment

5. CRITICAL SUCCESS FACTORS

- Agreement and approval from Enterprise and Infrastructure Committee
- Agreement and approval from Scottish Government
- Communication with Bloom Group, Community Council and wider stakeholders on finalised plans

6. KEY ACTIVITIES

TCRF Projects

Worked with Planning and Regeneration to identify eligible TCRF works and submission of bid to Scottish Government.

Awarded £500k for environmental works to the Riverside Park, Wellmeadow area and Tourist Signage from the TCRF budget. Multi-disciplinary design team set up to develop designs and undertake consultation.

Final costed designs for Wellmeadow and Riverside Park prepared and consulted on and landownership confirmed. Input provided to Bus Stance design team to develop environmental aspects of this scheme.

Planning applications to be submitted and construction drawings, specifications and tenders to be prepared and issued.

Implementation of site works to be undertaken.

Bus Stance Project

The key activities in the scheme are as follows:

- Feasibility (including initial consultation with key stakeholders, any statutory requirements, consultation with public utility companies and establishment of any land issues).
- Detailed design.
- Consultation (through correspondence, meetings or exhibitions to ensure that local communities and user groups understand and support the work which is taking place).
- Finalise detailed design and costs.
- Prepare and promote draft Traffic Regulation Order(s).
- Prepare and submit planning application for bus shelters, benches and bins.
- Prepare of contract documents and issue tender.
- Tender assessment and award.
- Construction of works on site.

7. **OPTIONS (*Potential Solutions including assumptions and Recommendations*)**

See Appendix 1

8. **VALUE/COST ANALYSIS (*including assumptions*)**

See Appendix 2

9. MAJOR RISKS (See *Risk Management Guidance notes*)

Risk Description	Impact (Scale 1 to 5)	Probability (Scale 1 to 5)	Action Plan to mitigate risk
Funding required from other sources – reallocation of revenue budgets.	4	2	Agreement and approval from Enterprise and Infrastructure Committee, and Strategic Policy and Resources Committee
Scottish Govt may not agree shift in resources and delay to implementation which puts the whole TCRF funding package at risk.	3	3	Agreement and approval from Scottish Government
Community may question and disagree with the reallocation of funding to the bus stance which wasn't in the original bid.	5	2	Communication with Bloom Group, Community Council and wider stakeholders on finalised plans
Current delays may put funding at risk if issues are raised by the Council or Community on the TCRF spend.	4	4	Agreement and approval from Enterprise and Infrastructure Committee and communication with Bloom Group, Community Council and wider stakeholders on finalised plans
Tendered price may comeback higher than estimates	3	3	Allows the projects to be tendered together and run as 'once', potentially achieving cost savings

Appendix 1

Options:

- (1) **Maximise TCRF spend on original riverside/Wellmeadow projects, with (very small) residual to Bus Stance project.**
- (2) **Share costs between riverside/Wellmeadow projects and for bus stance improvements in Wellmeadow as part of the bus stance project.**
- (3) **2 stage process – use £500k for original works; bid for funding for bus stance as a future project**

Option 1 - Maximise TCRF spend on original riverside/Wellmeadow projects, with residual to Bus Stance project.

<p><u>Strengths</u></p> <p>Delivers what was agreed with Scottish Government for TCRF</p> <p>Delivers what was communicated with the community on TCRF</p> <p>Improves public assets for the benefit of the community and tourism which otherwise would have to be funded by the Council.</p> <p>Delivers comprehensive streetscape enhancement within part of the Wellmeadow area</p> <p>Fully meets TCRF requirements.</p>	<p><u>Weaknesses</u></p> <p>Will compromise delivery of the Wellmeadow Bus Stance project, as other funding may not be available to cover shortfall. If that happens:</p> <ul style="list-style-type: none"> • Does not address environmental improvements to the whole of the Wellmeadow area • Does not address some of the issues that would support the regeneration of the Wellmeadow, such as traffic management • Could leave a significant part of public space in Wellmeadow area (bus stance) in need of attention largely untouched.
<p><u>Opportunities</u></p> <p>Potential to link with the bus stance project, if funding can be found to do it.</p> <p>Potential to do some of the things that the unsuccessful TCRF community bid wanted to do e.g. garden in front of Strathmore Centre Youth Development building and park notice board.</p>	<p><u>Threats</u></p> <p>Current delays may put funding at risk if issues are raised by the Council or Community on the TCRF spend.</p> <p>Risk of losing credibility with Members and public from not doing a `complete` project.</p> <p>Could leave significant public space in Wellmeadow area viewed as “eyesore”</p>

Option 2 – Share costs between Riverside/Wellmeadow projects and for bus stance improvements in Wellmeadow

<p><u>Strengths</u></p> <p>Reallocates funding from TCRF which has been saved by not carrying out things like the bandstand and full upgrade of Cargill's Leap, to the bus stance and gets a wider improvement for Blairgowrie.</p> <p>Ensures core work around the Wellmeadow, Riverside Park and Wellmeadow Bus Stance are delivered.</p> <p>Ensures traffic flow in the area is improved.</p> <p>Significant public and political support for the Wellmeadow Bus Stance works. Several complaints about current traffic signals in Wellmeadow. Meets aspirations of Members and public.</p> <p>Provides a complete package of improvements, leveraging in additional funding (eg TACTRAN) for the overall project.</p> <p>Enhances public realm for all users.</p> <p>Reduced electricity usage as new signals will be low voltage.</p>	<p><u>Weaknesses</u></p> <p>Not all of the proposals which would have improved the Town Centre will be achieved e.g. the garden to the SCYD building and frontage to the Angus Hotel.</p> <p>Funding required from other sources – reallocation of revenue budgets.</p>
<p><u>Opportunities</u></p> <p>Opportunity to avoid having to spend maintenance on bus stance and Wellmeadow footways (estimated at £50,000).</p> <p>Additional improvements to the car park can be achieved with funding from the Car Park Account as agreed.</p> <p>Allows the projects to be tendered together and run as 'once', potentially achieving cost savings.</p> <p>Opportunity to save on maintenance of traffic signals as Puffin being removed.</p> <p>Opportunity to improve traffic flow and improve air quality.</p>	<p><u>Threats</u></p> <p>Scottish Govt may not agree shift in resources and delay to implementation which puts the whole TCRF funding package at risk.</p> <p>Community may question and disagree with the reallocation of funding to the bus stance which wasn't in the original bid.</p> <p>Current delays may put funding at risk if issues are raised by the Council or Community on the TCRF spend.</p>

Option 3 - 2 stage process – use £500k for original works; bid for funding for bus stance.

<p><u>Strengths</u></p> <p>Delivers what was originally agreed with Scottish Government for TCRF</p> <p>Delivers what was communicated with the community on TCRF</p> <p>Improves public assets for the benefit of the community and tourism which otherwise would have to be funded by the Council.</p> <p>Delivers comprehensive streetscape enhancement within part of the Wellmeadow area</p> <p>Demonstrates that we are aware of the bus stance issue, and are taking steps to seek future funding.</p>	<p><u>Weaknesses</u></p> <p>Will compromise delivery of the bus stance project</p> <p>Has not addressed environmental improvements to the whole of the Wellmeadow area</p> <p>Does not address some of the issues that would support the regeneration of the Wellmeadow, such as traffic management</p> <p>Does not complete whole package of measures.</p> <p>Could leave most significant public space in Wellmeadow area in need of attention largely untouched.</p>
<p><u>Opportunities</u></p> <p>Allows a proper funding bid and business case to be put forward for the Bus Stance</p>	<p><u>Threats</u></p> <p>Potential for the Wellmeadow Bus Stance not to go ahead</p> <p>Potential for spend delays to result in loss of TCRF funding element</p> <p>Current delays may put funding at risk if issues are raised by the Council or Community on the TCRF spend.</p> <p>Risk of losing credibility with Members and public.</p> <p>Could leave significant public space in Wellmeadow area viewed as “eyesore”.</p>

Option 1: Maximise TCRF spend on original riverside/Wellmeadow projects, with residual to Bus Stance project.

Notes	<u>TCRF Blairgowrie</u>		<u>Cost</u>
	Riverside Park		
	Play Area Upgrade	£ 82,000.00	New Neighbourhood play area
	Seating	£ 14,500.00	Replacement of Benches and Picnic Benches
	Soft Landscaping	£ 98,500.00	Rejuvenation of riverside gardens and old Play Area including walls & planting
	Path work	£ 7,000.00	Entrance Improved and riverside path widened
	Signage & interpretation	£ 10,000.00	Welcome & facility signage in the park
	Viewing platform	£ 18,000.00	Refurbish existing structure including timber & stonework
	Design fees	£ 27,500.00	Landscape Architect and CDMC Fees
		£ 257,500.00	
	Wellmeadow		
	Landscaping planting seating	£ 101,000.00	Refurbishment of hard and soft infrastructure within Wellmeadow & surrounding streetscape
	Bandstand performance area	£ 25,000.00	Robust temporary event/market shelter
1	Bus Stance	£ 46,000.00	Bus Stance - contribution to enhance project, surfacing, walls & railings
	Angus Hotel public realm	£ 15,500.00	Works to enhance public realm in front of the hotel
	Design Fees	£ 15,500.00	Landscape Architect and CDMC Fees
		£ 203,000.00	
	Tourism Signage		
	Tourist Maps	£ 8,500.00	Tourist facility and route location plans
	Production/installation	£ 13,500.00	£6k already committed
	Design fees	£ 1,500.00	
		£ 23,500.00	
	Other Projects		
	Bridge/ Art Murals	£ 15,000.00	Cleaning and painting of parapet railings and new Coats of Arms
	Summary		
	Riverside Park	£ 257,500.00	
	Wellmeadow	£ 203,000.00	
	Tourism Signage	£ 23,500.00	£6k already committed
	Other Projects	£ 15,000.00	
	Total	£ 499,000.00	

1 £46k allocation to bus stance

Option 2: £380k on riverside/Wellmeadow projects: £120k for bus stance improvements in Wellmeadow as part of the bus stance.

TCRF / Bus Stance Blairgowrie

Cost

TCRF Capital Budget	£	499,000.00
Tactran Capital budget carried over to 2013/14	£	106,000.00
Tactran Capital budget (from real time project) carried over to 2013/14	£	21,000.00
Road maintenance capital transfer for 2013/14	£	80,000.00
Roads revenue transfer for 2013/14	£	80,505.00
Urban traffic control capital transfer for 2013/14	£	30,000.00
Car parking account contribution	£	5,000.00
Total Budget	£	821,505.00

Project Costs

TCRF Committed	£	6,000.00
Reduced Riverside (Play Area, Cargil's Leap, Garden, Signage, Fees)	£	255,000.00
Reduced Wellmeadow (Shelter, Garden's, Lighting, Lower Mill St, Fees)	£	127,500.00
Bus Stance Improvements (inc all civil works)	£	335,680.00
Bus Stance - Street Lighting (excludes civils)	£	6,282.00
Traffic Signals (excludes civils)	£	62,543.00
Car park tree pits	£	5,000.00
Tourism signage	£	23,500.00
Total Costs	£	821,505.00

Difference

£ -

Option 3: 2 stage process – use £500k for original works; bid for funding for bus stance.

<u>TCRF</u>	<u>Cost</u>	
Riverside Park		
Play Area Upgrade	£ 82,000.00	New Neighbourhood play area
Seating	£ 14,500.00	Replacement of Benches and Picnic Benches
Soft Landscaping	£ 98,500.00	Rejuvenation of riverside gardens and old Play Area including walls & planting
Path work	£ 7,000.00	Entrance Improved and riverside path widened
Signage & interpretation	£ 10,000.00	Welcome & facility signage in the park
Viewing platform	£ 18,000.00	Refurbish existing structure including timber & stonework
Design fees	£ 27,500.00	Landscape Architect and CDMC Fees
	£ 257,500.00	
Wellmeadow		
Landscaping planting seating	£ 101,000.00	Refurbishment of hard and soft infrastructure within Wellmeadow & surrounding streetscape
Bandstand performance area	£ 25,000.00	Robust temporary event/market shelter
Bus Stance	£ 46,000.00	Bus Stance - contribution to enhance project, surfacing, walls & railings
Angus Hotel public realm	£ 15,500.00	Works to enhance public realm in front of the hotel
Design Fees	£ 15,500.00	Landscape Architect and CDMC Fees
	£ 203,000.00	
Tourism Signage		
Tourist Maps	£ 8,500.00	Deleted and contributed to bus stance
Production/installation	£ 13,500.00	£6k already committed
Design fees	£ 1,500.00	
	£ 23,500.00	
Other Projects		
Bridge/ Art Murals	£ 15,000.00	Cleaning and painting of parapet railings and new Coats of Arms
Summary		
Riverside Park	£ 257,500.00	
Wellmeadow	£ 203,000.00	
Tourism Signage	£ 23,500.00	£6k already committed
Other Projects	£ 15,000.00	
Total Budget	£ 499,000.00	
<u>Bus Stance Blairgowrie</u>	<u>Cost</u>	
Project Costs		
Bus Stance Improvements (inc all civil works)	£ 335,680.00	
Bus Stance - Street Lighting (excludes civils)	£ 6,282.00	
Traffic Signals (excludes civils)	£ 62,543.00	
Total Costs	£ 404,505.00	
Confirmed Income		
Tactran Capital budget carried over to 2013/14	£ 106,000.00	
Tactran Capital budget (from real time project) carried over to 2013/14	£ 21,000.00	
Total Income	£ 127,000.00	
Bid for funding for Bus Stance	£ 277,505.00	

