

Irvine – Scotland's Most Improved Town

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Delivering our services with

Focus. **Passion.** **Inspiration.**

North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

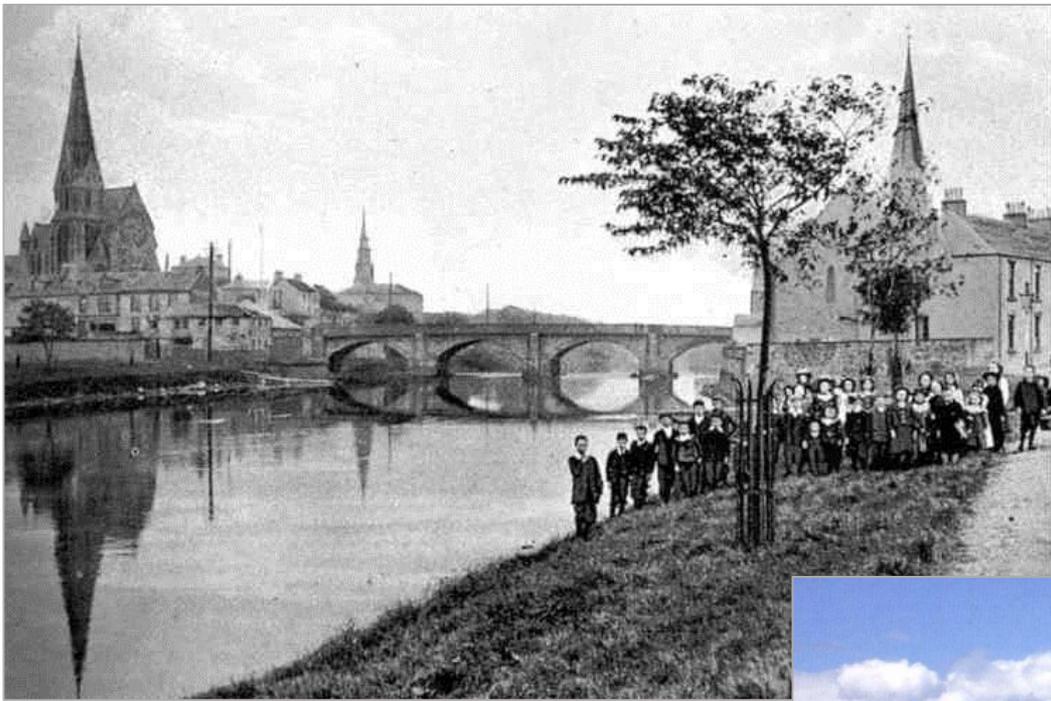


Proud to be **apse** Overall Council of the Year 2017

About Irvine

- Population of c.39,000
- New Town Designated 1966
- Population of up to originally 100,000 envisaged
- Saw development of:
 - Industries such as Volvo, ICI, GSK, NACCO forklifts, etc
 - Major developments such as Rivergate, Magnum Centre, Beach Park completed in 1970s
- North Ayrshire 68% employment compared to 74% in Scotland
- Deprivation – contains 9 datazones in 15% most deprived in Scotland





From this



To this

Structure of Presentation

Areas of Focus

- Town Centre Regeneration
- Jobs
- Community Development

Results

Challenges

What's Next

Portal Leisure Centre

Opened January 2017 at cost of £18M

Closure of Magnum Centre

- Loss of history and profile
- Loss of facilities

Increased visitor numbers and footfall on High Street

Associated £2M renovation of Townhouse



Bridgewater House & Public Realm

£8.5M investment through façade improvement and reconfiguration of interior

Reallocation of and increase in Council staff to support town centre

£3M improvement of public realm

Town Centre TV

Completed 2014



Irvine Conservation Area Regeneration Scheme

£1M investment with Historic Environment Scotland
Trinity Church Priority Building
Small Grants Scheme



Proposed – High Street Public Realm

£3M investment to link
Bridgewater to Portal

Address tired public realm and
pedestrian/traffic conflict

Supported by Sustrans, SPT

Work to start on site June 2018

Support to retailers through
£0.25M budget for marketing &
a property improvement scheme

Developed Design

Gateways areas added

Improved pedestrian crossing

Wider footpaths

Appropriate replacement tree
species

Additional disabled parking spaces

Up-hill cycle lane added

Additional loading bay

Heritage interpretation of closes



Proposed – Quarry Road Business/Sports/Health

£8.5M committed

1st phase - £3M offices
nearing completion

2nd phase - £5.4M
investment in sport

Redevelopment of
vacant/derelict land

Support from SG Vacant
and Derelict Land Fund,
RCGF

3rd Phase – Health facilities
being considered



The graphic features the 'QUARRY ROAD PROJECT' logo on the left and 'SPORTS HUB OPENING SOON' on the right. The central image shows a large indoor sports hall with a green artificial turf field and a white geodesic roof structure. Below this are four smaller images: a site plan, a modern office building, the sports hub at night, and another site plan. At the bottom, logos for the European Union, Scottish Government, leisure, hub South West Scotland, and North Ayrshire Council are displayed.

Proposed – Purchase of Rivergate Centre

Off market purchase of 300,000 sq ft centre

Value c.£50M

Finances - borrow over 30 year period, annual surplus of c.£1M generated after debt repayment

Risks – considered lease/tenant strength, building condition

Benefits - proposal to invest surplus in town centre regeneration to improve centres offer – cinema, foodcourt, leisure

Recommendation to Council December 2017 - rejected by a single vote



Jobs

£12.5M investment in Irvine Enterprise Area

- £5M strategic Investment Campus infrastructure

- £7.5M in offices and industrial unit

300,000 sq ft and 300 jobs

Supported by Team North Ayrshire

£5M Tax Incremental Finance investment

MMIC Bid



Community Development

Economy & Communities Directorate

Led to Irvine Vision and WTFI

Irvine Locality Partnership



Results

- IEA investment:
 - 300 additional jobs
 - 300,000 sq ft of space occupied
- Town centre footfall
- Increased housing completions
- Private sector investment
- Most improved town award

Challenges

Deprivation and education statistics

Future of retail and impact on town centre

Political support

Finances

Public perception

SG

- Support for inclusive growth
- RCGF

Delivery within local authority structure

Whats next?

Irvine Enterprise Area

- MMIC decision
- TIF decision

Ayrshire Growth Deal

Regional Partnership with South and East Ayrshire Councils

- Delivery mechanism for AGD
- Means of reducing costs
- Stronger voice for Ayrshire