

baywatch

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£1.45m for Saltcoats and Ardrossan

A major funding award has been announced from the Scottish Government to support the refurbishment of key buildings in Ardrossan and Saltcoats.



Baroness Margaret Ford, Chair Irvine Bay and Kenneth Gibson MSP in front of Jack Miller building, Ardrossan



Former station building, Saltcoats

The £1.45m comes from the Scottish Government's new Town Centre Regeneration Fund which is making £60m available to projects across Scotland this year. The new funds make it possible to develop the former Jack Miller Hotel and the Harbour Bar in Ardrossan as well as the former station building in Saltcoats.

The former Jack Miller Hotel building in Ardrossan is to get a makeover, providing commercial space for businesses in the area. We hope to provide financial support, as part of a larger private investment, to refurbish the Harbour Bar and bring it back into use as a restaurant and bar to support the developments at the marina. In Saltcoats, the former station building will also be redeveloped to provide commercial space.

Commenting on the successful funding application, Baroness Margaret Ford, Chair of Irvine Bay said: "I am delighted to have the support of the Scottish Government to refurbish the Jack Miller building. We promised 2 years ago that we would deal with this eyesore, and we can now crack on and do exactly that.

Bringing this building back to life will make a tremendous difference to the look and feel of Princes Street. And, as a Saltcoats girl, I am as equally excited about the renovation of the old station building."

There is currently a shortage of good quality commercial accommodation around Irvine Bay and this funding helps us to deal with that issue.

Kenneth Gibson, Cunninghame North MSP, also explained why he is so pleased with the extra funds: "Town centres are vital to our economic and social prosperity, providing employment and services for local communities. It's important to turn round the fortunes of town centres and help them reach their full potential and support local economies."

The new funding signals an important step forward in the regeneration of Ardrossan and Saltcoats' town centres. Project teams have been set up, and development on all three projects will begin as soon as possible. The funding must be spent by March 2010.

Scene change for Saltcoats' shopfronts

A makeover is on the cards for Saltcoats' shops this autumn, and the pilot scheme is expected to lead the way with the full-scale shopfront enhancement programme following next year.

Improving the shopfronts in our town centres is just one of the ways that we can have an impact on the look and feel in our town centre. We are looking at the best way of providing support funding for this new development to ensure maximum impact.

If the pilot work is successful the main programme to bring a whole new look to Saltcoats' shopping streets will swing into action during 2010.



Who's transforming Kilwinning Main Street?



Patrick Wiggins, Chief Executive Irvine Bay takes Alex Neil MSP on a tour of Kilwinning Main Street works

Six local trainees have been recruited as part of the construction team who are currently changing the face of the Main Street in Kilwinning, with a further six being recruited for phase 2 of the works.

The Minister for Housing and Communities, Alex Neil MSP, visited Kilwinning on 21st July to see the work underway that will breathe new life into the town centre. He met with the first six people recruited who are undergoing fully paid training as part of the construction work which is being carried out by Land Engineering.

David Bacon age 22 from Ardrossan



David has worked mostly in factories and on short-term contracts since he left school. He is thoroughly enjoying the training this construction opportunity is providing and hopes the skills and qualification he will achieve will lead to full-time and stable employment within the industry.

He said: "This is the first job I've had where I wake up before the alarm and look forward to going to work."

Euan Hume age 21 from Kilwinning



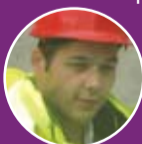
Euan took a computing course at college then got a job in a call centre and also some green-keeping. He is enjoying learning new skills and hopes to get some stability in his career along with new skills to offer an employer.

Mark O'Neill from Saltcoats



Mark is a mature trainee who comes to the contract after several short-term jobs in the construction industry. He appreciates learning new skills and also the opportunity to achieve a qualification that he hopes could lead to better employment opportunities.

Robert Watson age 21 from Ardrossan



Robert served an apprenticeship with a tyre company then spent some time labouring and also working in a scrapyard. He is enjoying doing something completely different and hopes it will lead to a permanent job where he can put his newly-learned civil engineering skills into practice.

Craig Paterson age 27 from Kilwinning



Craig worked in Hunterston nuclear facility for eight years until his contract ended. After that he did some work for a scaffolding company. He is enjoying the challenge of a completely new experience and is keen to transfer the skills to permanent employment in the future.

Daniel Sloss age 26 from Stevenston



Daniel sees this contract as a great opportunity and is looking forward to the prospect of continuing in the industry developing his skills and gaining experience.

Kilwinning Main Street schedule

Phase 1

Started 20 April for 30 weeks, Main Street reconstruction from Almswall Road to Abbey Green car park access; Church Street improvement works

Phase 2

Starts 11 January 2010 for 30 weeks, remainder of the Main Street

We know that there's a lot of upheaval at the moment, so whether you are a resident or retailer in Kilwinning we'd like to thank you for your continued patience and support.

NACCO has location, location

Recently purchased by Irvine Bay as a vital site in the whole regeneration of Irvine, the future of the former NACCO site is currently being planned. The land has a prominent location between the Irvine Harbour development and the new 'Ayrshire' golf development. Short-term options include the possibility of providing start-up businesses with low cost incubator space, to get fledgling businesses off the ground. Look out for more detail as this project develops.

Top property experts talk regeneration

Scotland's key property investors and professionals attended recent events in Glasgow and Edinburgh hosted by Irvine Bay Regeneration Company.

The purpose of the seminars was to emphasise the innovative and creative role that can be played by urban regeneration companies and to showcase developments in the Irvine Bay area.

We were delighted at the response to the event, both attendance and feedback, and the result is that two visits to the Irvine Bay area have now been arranged for groups of industry professionals to become familiar with the area and see the opportunities at first hand.

Patrick Wiggins, Chief Executive of Irvine Bay, said: "While we are not immune from the difficult economic times, the fact that our plans are long-term provides us with the ability to focus on important planning and preparation work, whilst helping to progress ongoing plans and developments. This series of events is allowing us to communicate effectively with leading professionals in Scotland about the regeneration plans for Irvine Bay and is an essential element in making these plans a reality."

Go-ahead for Ardrossan quayside development

We are continuing to negotiate with Clydeport on buying a key harbour site in Ardrossan that will allow for a potential office, hotel and retail development in a prime location beside the thriving marina.

The exact use of the site is still being discussed, but Irvine Bay hope to buy the site as the first step in the development process. Commercial partners will be sought to develop the site which could include offices, a café and restaurant, a chandlery and, depending on demand, a hotel.

Saltcoats Rocks!

Irvine Bay Regeneration Company was happy to support Saltcoats Rocks 09 – a fantastic showcase of family entertainment featuring some of the best tribute bands around. It was the biggest and best yet with as many as 17,000 there over the weekend. It really did rock!

Irvine Bay talks business

We've been listening to the talk around the Bay and it has emerged quite clearly that there would be great value in a regular forum for talking about the regeneration issues that affect local business.

We know that businesses are interested in procurement opportunities, so the plan for our very first series of meetings is to provide more information about public sector tender opportunities.

Pick the time and place that suits your business best:

- ☛ Michael Lynch Centre, Ardrossan from 8.30am till 11.00am on Thursday 8 October
- ☛ Harbour Arts Centre, Irvine from 5.30pm till 8.00pm on Monday 2 November
- ☛ Taylors Hotel, Kilwinning from 12noon till 2.30pm on Wednesday 2 December

Come along to network with other local businesses, discuss regeneration plans and hear about how your business can benefit. Light refreshments included.

For more information or to book a place, call 0845 60 66 826.
www.registerforevent.co.uk/irvinebaytalksbusiness

Big on the Beach

Our very own youth festival on Ardrossan South Beach hit the mark with yards of creative fun.

Bridgegate facelift

Plans to improve the central Bridgegate area in Irvine are underway with two important properties involved.

Ian Springford Associates have been appointed as architects to transform the exterior of Bridgegate House.

R&R Construction is carrying out work to make Trinity Church wind and water-tight and protect the building from further deterioration. As an A-listed building in a prominent town centre location it represents an attractive future development opportunity.

Harbour feedback will shape the future

Many of you had things to say in the latest round of public consultation about the developing plans for Irvine Harbour. A community consultation exhibition was held in August, with local people taking the time to comment on the plans for the proposed waterfront village that will create a new living and commercial quarter in Irvine. The feedback will be incorporated before the outline planning application is submitted later this year.

It is anticipated that 330 new houses and apartments will ultimately be delivered over a six to ten year period. This will be complemented by a more active quayside, new commercial units at ground level containing new cafes, restaurants, shops and offices.

Overlooking the Bay

As you'll have realised from browsing through this edition, there is no shortage of exciting development work in the pipeline. We continue to be confident that we can help the area weather the recession, and that long-term plans can be put in place now, anticipating an upturn in the economy.

It's exciting to see so many of the business space projects moving ahead, as this is one of the key ways that we can influence economic growth in the area and ultimately provide more local jobs.

And, by the way, Irvine Bay has joined millions of others and decided to Twitter. If you're tweeting too, please follow us. We'll be using Twitter to keep you up to date with Irvine Bay developments and to give a bit of an insight into what's going on, day-to-day. Twitter provides an ideal forum to keep in touch. We can tell you what's going on and you can easily tell us what you think.



Patrick Wiggins,
Chief Executive

Places to do business

We're currently working on a number of developments which will improve the business opportunities in our area. Some are featured elsewhere in *baywatch* – here are a few more.



Riverside Business Park, Irvine

Scottish Enterprise and Irvine Bay are working together on a masterplan for this important site, which currently belongs to Scottish Enterprise. The masterplan should be complete in the next couple of months and Irvine Bay expects to be involved in the redevelopment of the business park.



Stevenston Business Centre

We're in the process of appointing architects, engineers and quantity surveyors to develop the Stevenston Business Centre. The development will transform the site of the former Grange Bingo Hall which is being demolished. The new build project is in response to the need for good quality business accommodation to stimulate the local economy, encourage new businesses to start and to attract business into the area.

Development fund

A pilot fund has been created called the Small Industrial/Commercial Development Fund. The purpose of the fund is to provide support to businesses in the area, specifically to improve industrial and commercial property. The fund could be used to assist business start-up, retention and expansion. A number of projects are being considered for the pilot phase, which if successful could mean that this kind of funding becomes available, longer term.

Get in touch!

Irvine Bay Regeneration Company,
43 Ardrossan Road, Saltcoats, KA21 5BS
t: 01294 608634 e: info@irvinebay.co.uk