



The Scottish Parliament  
Pàrlamaid na h-Alba

## Net Zero, Energy and Transport Committee

Lewis McIntyre  
Managing Director - Port Services  
Peel Ports Group

**7 November 2025**

Dear Mr McIntyre

### **Ardrossan Harbour Redevelopment Project**

Following an evidence session with the Cabinet Secretary for Transport and her officials on 7 October, where the matter arose during the discussion, the Committee has agreed I should write to you regarding the current status and estimated costs of the proposed redevelopment of Ardrossan Harbour.

Recent media coverage, including a [BBC report on 31 October 2025](#), noted that discussions over funding and the scope of works remain ongoing between Peel Ports Group, Transport Scotland and other project partners. The report also stated that Caledonian Maritime Assets Limited (CMAL) had informed campaigners that a “heads of terms” agreement had been reached with Peel Ports, and that CMAL hoped to bring the harbour into public ownership by the end of the year.

However, there remains some uncertainty around the most up-to-date cost estimates and the scope of works associated with the redevelopment project. We understand from our conversation with you during the Committee’s visit to Hunterston Parc on 19 September that an assessment of the cost to upgrade the harbour was made in 2022, coming in at around £69 million. A subsequent costings exercise reportedly produced a revised figure of £172 million, which Peel Ports is understood to have disputed, partly on the basis that the higher estimate included work on the Irish Berth, which would not be used by the Glen Sannox or Glen Rosa.

To assist the Committee’s understanding of the current position, could you please advise whether any proposed scope of works and associated schedule of costs for upgrading Ardrossan Harbour to accommodate the Glen Sannox and Glen Rosa have been produced since 2018? If so, are you able to provide copies of these documents (or a summary of their key points) for the Committee’s consideration?

Any information you can provide would be appreciated, particularly in helping the Committee understand how the project’s estimated costs and scope have evolved over time. In addition, given recent reports that a heads of terms agreement has been reached between CMAL and Peel Ports, the Committee would welcome

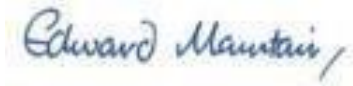
---

Contact: Net Zero, Energy and Transport Committee, The Scottish Parliament, Edinburgh, EH99 1SP. Email [netzero@parliament.scot](mailto:netzero@parliament.scot). We welcome calls through Relay UK and in BSL through Contact Scotland BSL.

clarification on whether, under that agreement, Peel Ports intends to bear some of the associated redevelopment costs or whether any contribution from the Scottish Government or other partners is envisaged.

I would be grateful if you could respond by **Friday, 5 December**.

Yours sincerely,

A handwritten signature in blue ink that reads "Edward Mountain". The signature is written in a cursive style with a trailing flourish.

Edward Mountain MSP

Convener

**Net Zero, Energy and Transport Committee**