
Report To: Environment & Regeneration Committee **Date:** 26 October 2017

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration and Resources **Report No:** FIN/85/17/AP/CA

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Subject: Environment & Regeneration Capital Programme 2017/18 to 2019/20 - Progress

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects within the Environment & Regeneration Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

- 2.1 This report advises the Committee in respect of the progress and financial status of the projects within the Environment & Regeneration Capital Programme. The Environmental and Regeneration elements of the Committee's Capital Programme are presented in separate Appendices.
- 2.2 It can be seen from 7.2 that the projected spend is £85.362m, which means the total projected spend is on budget.
- 2.3 Expenditure at 31 August is 26.45% of 2017/18 projected spend, there is net advancement of £1.083m (8.27%) being reported. This is a decrease in advancement of £0.404m (3.08%) since last Committee and is mainly due to minor slippage in the Materials Recycling Facility (£0.128m) and reduction in previously reported advancement within the Vehicle Replacement Programme (£0.200m).

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the current position of the 2017/20 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration
& Resources

4.0 BACKGROUND

- 4.1 On February 16 2017 the Council approved the 2017/20 Capital Programme. This effectively continued the previously approved 2016/18 Capital Programme to 2017/20. In addition to the core annual allocations, funding was approved to continue the RAMP and for the Open Spaces AMP for the period.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 **Budget** Based on the latest capital financial review the total allocated budget for Roads (carriageways, footways, lighting and structures) for 2017/18 is £5.380m – this comprises £1.679m from Core Capital funding and £3.701m from the Roads Asset Management Plan. The projected outturn is £6.149m comprising of core £1.327m and RAMP £4.882m.
- 5.2 **Carriageways:** 12 of 15 resurfacing schemes have now been completed. Of the 15 schemes only Weir Street is by external contract which has now been awarded and is due to commence October 2017. 6 of the 12 large patching schemes are now complete. The micro-asphalt programme is complete apart from ironwork and road markings which the contractor is progressing at present.
- 5.3 **Footways:** 11 of 34 schemes are complete. All remaining schemes are expected to be completed by March 2017. 2 of 11 reserve projects which went out to external contract are complete with the remainder programmed to be delivered by March 2018.
- 5.4 **Street Lighting:** For the lantern replacements, Work Packages 2 and 3 (Gourock and Port Glasgow) are around 95% complete with completion by the end of October 2017; Work Package 4 (Greenock) lantern supply has been awarded, with procurement of a works contractor ongoing - works on site will commence November 2017. The Column Replacement Contract tender has been returned with site works anticipated to commence December 2017.
- 5.5 **Structures:** Scour Protection: External design has been reviewed and revised proposals awaited from external Consultant. Parapet Strengthening site works are now complete. The new access manhole arrangement at Westburn Culvert has been tendered, with construction this financial year subject to other works on the adjacent network by Scottish Water. Cardwell Road Bridge waterproofing, inspection and assessment review is progressing.
- 5.6 **Flood Risk Management (Central Greenock):** The site works at West Station and Inverkip Road are complete. An alternative design is being developed for Crescent Street by Inverclyde Council including consultation with Scottish Water and Network Rail, and is progressing. The site works for the automatic trash screens are now complete.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** Designs for Gottar Water and Bouverie Burn are progressing. Officers are examining options for the scheme at Coves Road and a report will be presented to this Committee in January.
- 5.8 **Cycling, Walking & Safer Streets:** Lining Improvements to Eldon Street, Greenock are programmed and are ongoing. The works to extend the N753 Cycletrack - Inverkip to Wemyss Bay have been tendered. Four portable vehicle actuated signs have been purchased and these will be used to target areas of concern with regard to speeding vehicles.
- 5.9 **Traffic Safety Measures:** The external consultant design of improvements to the traffic signals at Patrick Street has been tendered. Design of traffic calming measures at priority locations has commenced.
- 5.10 **SPT & Sustrans:** Locations are being prepared for bus corridor improvements works to be carried out later this financial year. Virgin Media have carried out utility diversions in advance of carriageway widening works during November 2017 to improve bus access in Branchton. An external design consultant for bus access improvements at Glen Avenue has been appointed and design is ongoing. An external consultant has been instructed to carry out a feasibility study

in respect of the disabled accessibility at Port Glasgow Rail Station and work is ongoing.

- 5.11 **Parking:** The proposed Order to remove the parking disks in Kilmacolm was heard at a Special Committee meeting earlier today. The Greenock residents permit scheme is proposed to be extended; preparation of the draft order is proceeding.
- 5.12 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2017/18 was previously reported as £1.7m and has now been revised to £1.5m. This reduction of £200,000 is due to fleet items which may be affected by proposed revenue budget savings being deferred until the outcome of the budget process is known. £364,000 of assets have been delivered with a further £921,000 committed. While the VRP remains within budget it is coming under increasing pressure due to inflation in fleet purchase costs which will result in the earmarked reserves built into the programme being utilised in forthcoming years.
- 5.13 **Play Areas:** Contracts have been awarded for the installation of new play areas in Gibshill and at the Inverkip Community Hub. The contracts require that the contractor prepares and submits planning applications for the installations. It is anticipated that site start will be November and that works will conclude in December, although it should be noted that the weather could adversely impact the schedule.

6.0 PROGRESS (Regeneration Major Projects)

- 6.1 **Core Regeneration:** A separate update report on all current Riverside Inverclyde projects is being submitted to this Committee.

- 6.2 **Core Property Services:** The programme includes allocations for larger scale works across a number of core operational properties. The Committee is asked to note that further projects will be identified as part of the on-going review and prioritisation of works based on the property condition surveys.

6.3 Greenock Municipal Buildings

Window Replacement: The project for the Dalrymple Street/Wallace Place elevations replacement and work have now commenced on site. Technical Services are also progressing design work on a further phase.

Wallace Place Elevation Roofing & Associated Works: The works are now complete with the exception of some minor paintwork which has been delayed due to inclement weather. This is being undertaken as the scaffolding is dismantled.

District Court Room Restoration: Tenders have been issued with return in the next few weeks.

6.4 Greenock Cemetery Complex

Cemetery Gate Restoration: Works have commenced on site and are in progress.

Ivy House: A revised scheme design has been prepared which addresses the retention and adaptation of the existing building. The estimated cost is £300,000 which is an increase to the previous budget allocation of £200,000. The spend will be year 2018/19 with the exception of some professional fees and survey costs. The Committee is requested to note that a further allocation will be required from future years Core Property Services General Provision.

- 6.5 **King George VI Building:** Technical Services have completed a scheme design/outline proposals including Architectural Stage 2 report. The cost estimate for the works is circa £1.5M and this has been communicated to the Port Glasgow Town Centre Regeneration Forum at their recent meeting. The cost estimate is currently £500K in excess of the available budget.

- 6.6 **Waterfront Leisure Complex Lifecycle Works:** Works in connection with specialist ice rink flooring, dehumidifier replacement and lift replacement have been completed. Priority locker

replacement works are in progress and sand filter works have been reprogrammed for October.

6.7 **Lady Octavia Recreation Centre/Bridgend Road:** The works involve improvements to the existing on and off street parking arrangements. The works will be taken forward in two phases to address public road/footway areas and on-site parking areas. The available funding is split between Environmental Services and Property Services budget allocations. The detailed design work is substantially completed with tender phase imminent.

6.8 **Minor Works:** The minor works allowances cover a range of different asset types including farms, reservoirs and allowances for minor demolitions and small capital works across all asset types. The Committee is requested to note the progress on the following projects under this heading:

George Road Pavilion Upgrade: The works involving the upgrade of the existing hot and cold water services including replacement of the existing water tank and showers have been completed with additional work to address water pressure issues currently nearing completion.

Battery Park Pavilion Lifecycle Works: The works involve replacement of water heaters which are now obsolete/defective. A works order has been issued with site start imminent following delivery of the new water heaters which have been ordered.

Gourock Park Stable Block Fire Damage Reinstatement: A works order has been issued with site start anticipated within 4-5 weeks following installation of the new electrical supply.

6.9 **Asset Management Plan – Offices:**

Greenock Municipal Buildings District Court Offices: The works were completed at the end of August with transfer of Property Services now complete and the building operational. The final account for the project has yet to be agreed with evaluation on-going. The final out turn position will be reported to the Committee in due course.

William Street (former Education HQ) Offices Refurbishment: The works are progressing towards completion which is estimated to be mid-October. Transfer arrangements for the Safer & Inclusive Communities Service within West Stewart Street are being made for early November.

6.10 **Asset Management Plan – Depots:**

Pottery Street Integrated Depot: As previously reported the early phases of the redevelopment of Pottery Street which included the salt barn, the civic amenity site, and the vehicle maintenance facility have now been completed. An update on progress of the current phases in detail design is noted below:

Demolition of Former East Hamilton Street Offices: A formal acceptance has been issued with site start imminent.

Vehicle Wash Installation: Tender issue slightly delayed, now projected October.

Fuel Installation: Tender issue slightly delayed, now projected October.

Refuse Collection Vehicle (RCV) Parking: Detailed design in progress.

Pottery Street Office & Depot Refurbishment: Works involve partial demolition and refurbishment of existing offices and depot building which is currently progressing towards completion of Architectural Stage 2.

Kirn Drive Civic Amenity Site: The Kirn Drive refurbishment will commence on site when the Pottery Street Office & Depot refurbishment noted above is completed.

7.0 FINANCIAL IMPLICATIONS

Finance

7.1 The figures below detail the position at 31 August 2017. Expenditure to date is £3.751m (26.45% of the 2017/18 projected spend).

7.2 The current budget is £85.362m. The current projection is £85.362m which means total projected spend is on budget.

7.3 The approved budget for 2017/18 is £13.096m. The Committee is projecting to spend £14.179m with net advancement of £1.083m mainly as a result of advancement of spend on the RAMP carriageways, footways and lighting (£1.144m), Vehicle Replacement Programme (£0.600m) and Inverclyde Leisure Properties (£0.200m), offset by slippage of the flooding strategy – future schemes (£0.350m), King George VI Building refurbishment (£0.460m) and Pottery Street offices and depot refurbishment (£0.200m).

7.4 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

7.5

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

8.0 CONSULTATION

8.1 Legal

There are certain legal issues arising from the additional costs arising from the content of this report. The Head of Legal and Property Services has been consulted.

8.2 Human Resources

There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

8.3 Equalities

There are no equalities implications in this report.

8.4 Repopulation

The delivery of the projects identified in this report will assist in making Inverclyde a more attractive place to live and hence contribute to the Council's repopulation agenda.

9.0 LIST OF BACKGROUND PAPERS

9.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/03/17	Approved Budget 2017/18	Revised Est 2017/18	Actual to 31/08/17	Est 2018/19	Est 2019/20	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services - Roads								
<u>Core Programme</u>								
Traffic Measures	485	305	121	121	0	59	0	
Parking Strategy	381	377	4	4	0	0	0	
Cycling, Walking & Safer Streets	197	88	109	109	12	0	0	
SPT	321	92	229	229	24	0	0	
Sustrans	35	35	2	0	0	0	0	
Flooding Strategy - Greenock Central	2,216	1,773	443	443	0	0	0	
Flooding Strategy - Future Schemes	1,726	0	726	376	44	1,350	0	
Additional Flooding Works, Castle Road and Others	24	24	0	0	0	0	0	
Langhouse Road Development	115	79	36	36	0	0	0	
Complete on Site	11	2	9	9	0	0	0	
Roads - Core Total	5,511	2,775	1,679	1,327	80	1,409	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,136	15,432	1,655	2,000	419	2,885	2,819	
Footways	3,296	2,158	688	950	237	188	0	
Structures	1,775	778	323	300	149	697	0	
Lighting	4,179	2,138	637	1,174	453	867	0	
Staff Costs	1,894	1,496	398	398	133	0	0	
Roads Asset Management Plan Total	34,280	22,002	3,701	4,822	1,391	4,637	2,819	0
Environmental Services - Roads Total	39,791	24,777	5,380	6,149	1,471	6,046	2,819	0
Environmental Services - Non Roads								
Cemetery Development	1,530	30	0	0	0	500	1,000	
Zero Waste Fund	469	212	127	127	17	50	80	
Vehicles Replacement Programme	15,093	10,970	901	1,500	364	1,181	1,442	
Electric Vehicle Charging Infrastructure	75	75	9	0	3	0	0	
Indoor Sports Facility for Tennis	350	0	0	0	0	350	0	
Sir Michael Street Play Area - Phase 2	261	169	92	92	0	0	0	
Various Other Play Areas	225	135	10	10	46	80	0	
Investment in Play Areas	150	10	140	140	0	0	0	
Play Areas complete on Site	69	61	8	8	0	0	0	
Investment in Park Assets	150	127	23	23	0	0	0	
Park, Cemeteries & Open Spaces AMP	650	0	200	200	0	200	250	
Environmental Services - Non Roads total	19,022	11,789	1,510	2,100	430	2,361	2,772	0
ENVIRONMENT AND PLANNING TOTAL	58,813	36,566	6,890	8,249	1,901	8,407	5,591	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/03/17	Approved Budget 2017/18	Revised Est 2017/18	Actual to 31/08/17	Est 2018/19	Est 2019/20	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<u>Regeneration and Planning</u>								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,303	72	72	12	585	0	
Central Gourrock	150	124	26	26	0	0	0	
Bakers Brae Re-alignment/Broomhill Regeneration	2,160	506	983	983	36	671	0	
Regeneration of Town & Village Centres	2,500	0	0	0	0	2,500	0	
<u>Core Regeneration Total</u>	6,770	1,933	1,081	1,081	48	3,756	0	0
<u>Regeneration Services Total</u>	6,770	1,933	1,081	1,081	48	3,756	0	0
<u>Property Assets</u>								
<u>Core Property Assets</u>								
General Provision	3,982	0	683	0	0	1,982	2,000	
Feasibility Studies	250	20	80	80	14	75	75	
Greenock Municipal Buildings Window Replacement	150	11	79	79	0	60	0	
Greenock Municipal Buildings Basement Storage	65	39	6	26	0	0	0	
Wallace Place Elevation Roofing & Associated Works	700	278	372	372	306	50	0	
District Court Room Restoration	465	19	396	350	1	96	0	
Greenock Cemetery Complex:								
Ivy House replacement	200	0	0	0	7	200	0	
King George VI Refurbishment	1,000	10	490	30	4	950	10	
Waterfront Leisure Centre Lifecycle Works	400	54	226	309	214	37	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution	140	0	40	40	0	100	0	
<u>Repairs & Renewals Fund Projects</u>								
GMB Lighting Replacement	17	12	5	5	0	0	0	
<u>Minor Works</u>								
Farms	45	33	0	12	0	0	0	
Minor Demolitions	30	9	6	21	9	0	0	
Inverclyde Leisure Properties	350	122	30	228	168	0	0	
General Works	320	226	0	94	0	0	0	
Design & Pre-Contract	150	101	0	49	3	0	0	
Reservoirs	140	89	11	51	1	0	0	
<u>Statutory Duty Works</u>								
Electrical	90	68	0	22	3	0	0	
Lightning Protection	20	12	8	8	0	0	0	
Lifts	10	10	0	0	0	0	0	
Water	185	115	0	70	40	0	0	
Gas	15	0	10	15	0	0	0	
Asbestos	150	97	3	53	20	0	0	
Fire Risk	180	130	0	50	30	0	0	
DDA/Equality	265	163	17	102	1	0	0	
Capital Works on Former Tied Houses	600	27	78	78	0	195	300	
Waterfront Leisure Complex Combined Heat and Power Plant	250	175	75	75	1	0	0	
Complete on Site Allocation	195	77	29	95	19	23	0	
<u>Core Property Assets Total</u>	10,364	1,897	2,644	2,314	841	3,768	2,385	0
<u>Asset Management Plan:</u>								
<u>Offices</u>								
Greenock Municipal Buildings - District Court Offices	2,681	2,258	361	361	508	62	0	
William St (Former Education HQ)	2,100	1,092	950	950	442	58	0	
AMP Office Balance	254	0	0	254	0	0	0	
AMP Offices Complete on site	111	34	46	46	0	31	0	
<u>Depots</u>								
East Hamilton Street Offices Demolition	106	0	100	100	0	6	0	
Vehicle Wash Installation	300	21	264	264	0	15	0	
Fuel Installation	300	21	264	264	3	15	0	
RCV Parking	60	0	55	55	0	5	0	
Pottery Street Offices & Depot Refurbishment	934	0	295	95	0	839	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	210	0	0	0	0	210	0	
Building Services Depot Upgrade	149	5	0	0	3	144	0	
Complete on Site (Salt Dome Phase 1, Phase 3 Veh Maint Shed and Enabling)	260	174	86	86	5	0	0	
Kirm Drive Civic Amenity Site	700	67	33	33	0	600	0	
Materials Recycling Facility	1,250	983	27	27	0	240	0	
<u>Asset Management Plan Total</u>	9,415	4,655	2,481	2,535	961	2,225	0	0
<u>Property Assets Total</u>	19,779	6,552	5,125	4,849	1,802	5,993	2,385	0
<u>Regeneration Total</u>	26,549	8,485	6,206	5,930	1,850	9,749	2,385	0