
Report To: Education & Communities Committee **Date:** 31 October 2017

Report By: Corporate Director Education, Communities & Organisational Development and Chief Financial Officer **Report No:** EDUCOM/88/17/MM

Contact Officer: Martin McNab **Contact No:** 714246

Subject: Communities Capital Programme 2017 - 2020 Progress

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Communities 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 Communities Capital Programme.
- 2.2 Overall the Committee is projecting to contain the costs of the 2017-2020 Capital Programme within available budgets.
- 2.3 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 2 years of the current programme together with a projected allocation for future years.
- 2.4 Expenditure at 30th September is 26.3% of the 2017/18 approved budget. Slippage of £306K (8.73%) is currently being reported in connection with the Watt Complex project and the revised projection reflecting the tender return position for the main contract.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the progress with the specific projects as detailed in Appendix 1.

Martin McNab
Acting Head of Safer &
Inclusive Communities.

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

4.1 This report shows the current position of the approved Communities Capital Programme.

5.0 HOUSING SCHEME OF ASSISTANCE (SOA)

5.1 The Scheme of Assistance provides statutory housing assistance for the improvement and repair of private sector housing within Inverclyde. There is a 3-strand approach to delivery, namely Advice & Information, Practical Assistance and Financial Assistance. In order to meet the objectives of the Local Housing Strategy, repairs and improvements for the following areas are given priority – work to meet needs of disabled persons, houses which fail the tolerable standard, tackling fuel poverty, replacement of lead drinking water pipes and communal Scottish Housing Quality Standard works. Funding for SOA in the period 2017 to 2020 is £3.907m. Detail on the current position regarding the scheme of assistance is attached at Appendix 2.

6.0 WATT COMPLEX REFURBISHMENT

6.1 The current funding is being prioritised to address essential repairs to the external envelope, ensuring that the building is wind, watertight and safe. As previously reported to Committee, the following advance / preparatory works have been carried out and completed to date:

- Advance contract for dry rot works was carried out and completed in 2016.
- Emergency works to stonework addressing priority pinnacles and towers.
- Phase 1 priority stone repair works.
- Renewal of existing fire and intruder alarm installations funded from the Core Property Services allocation (Fire Risk / Statutory Compliance budgets) as reported to the Environment & Regeneration Committee.
- Racking and temporary artefact protection measures.

Since the last report all decant work and exhibit removal / relocation has now been completed including the relocation and storage of the fine artworks and removal of wet specimens.

Tenders for the main contract works have been returned with the evaluation completed and the most economically advantageous tender within the available budget. Building Standards approval is in place with the issue of a formal letter of acceptance imminent. Subject to the formal acceptance and Contractor's mobilisation period it is anticipated that the works could commence on site in November to complete in August 2018. The final amount of the Historic Environment Scotland (HES) grant is subject to the conclusion of the on-going tender analysis process by HES in respect of the qualifying elements and it should also be noted that the final amount of any grant will be adjusted to reflect any changes in the scope as the work is progressed on site i.e. the nature of the work is such that elements will be provisional / remeasurable. It should be noted that there is currently sufficient budget allocation to allow the tender to be progressed to acceptance without a confirmed HES grant amount.

7.0 WOODHALL COMMUNITY FACILITY

7.1 Road calming and wider road safety works together with CCTV provision to discourage and detect fly tipping in the Woodhall area have now been carried out. Members will be aware that the fencing of this facility was recently damaged when a car was in collision with it. Although the repairs will be covered by insurance some of the remaining budget may be used to install bollards to prevent any recurrence.

8.0 NEW COMMUNITY FACILITY BROOMHILL

- 8.1 IAMH is now occupying the building and by the time of this Committee the official opening should have taken place. The remaining spend against this budget will be completed as per the budget profile.

9.0 BIRKMYRE PARK PITCH IMPROVEMENTS

- 9.1 The current budget for Birkmyre Park pitch improvements is £350k. The estimated cost of the works is £414K including a £50k contribution from St Columba's School and a capital funded from current revenue (CFCR) contribution of £14K (virement approved at the September 2017 Committee). Formal planning approval has been granted and the legal agreements concerning access through neighbouring land in connection with the works have now been concluded. Formal legal acceptance of the contract will be subject to confirmation of the £50K contribution from St Columba's School.

10.0 LADY OCTAVIA RECREATION CENTRE - PITCH LIFECYCLE WORKS

- 10.1 The March Committee approved the use of the Council's Repairs and Renewal fund to address the lifecycle work to the 2 5-a-side pitches at Lady Octavia Recreation Centre. The works to replace the carpets and fencing have now been completed with minor painterwork to timber kick boards to follow.

The September Committee (and subsequent Policy & Resources Committee) approved a further allocation from the Council's Repairs and Renewal fund to address the rejuvenation of the large 3G pitch at Lady Octavia Recreation Centre whose original installation dates back to 2009. Tenders for that work have been returned with an acceptance issued and the works programmed to commence at the end of October with a 2 week duration.

11.0 CCTV RENEWAL

- 11.1 The provision of £321K in the Capital Programme has been moved to 2017-18 for renewal of the Public Space CCTV infrastructure.

12.0 IMPLICATIONS

Finance

- 12.1 The expenditure at 30th September 2017 is £921K compared to an approved budget of £3.504m. This is expenditure of 26.3% of approved budget at the year end. Slippage of £306K (8.73%) is being reported on the Watt Complex project reflecting the updated projection accounting for the main contract tender return position and estimated construction period subject to formal legal acceptance as outline in 6.1 above.
- 12.2 The current budget of £9.548m is made up of £3,907K for Housing / Scheme of Assistance (SOA), £1m for Clune Park and £4,641 for Cultural & Sports projects. The Current Projection is £9.548m.

12.3	Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000	Comments
	Total Housing	4,907	4,907	-	
	Total Cultural & Sports	4,641	4,641	0	
	Total	9,548	9,548	0	

Legal

12.4 There are no legal issues.

Human Resources

12.5 There are no human resources issues.

Equalities

12.6 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

12.7 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

13.0 CONSULTATION

13.1 The report has been jointly prepared by the Corporate Director Education, Communities & Organisational Development and the Chief Finance Officer.

13.2 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.

13.3 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

14.0 LIST OF BACKGROUND PAPERS

14.1 Communities Capital Programme Technical Progress Reports October 2017. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

COMMUNITIES CAPITAL REPORT

Appendix 1

COMMITTEE: EDUCATION & COMMUNITIES

1	2	3	4	5	6	7	8	9	10	11	Status
Est Total Cost	Actual to 31/3/17	Approved Budget 2017/18	Revised Est. 2017/18	Actual to 30/09/17	Est. 2018/19	Est. 2019/20	Future Years	Start Date	Original Completion Date	Current Completion Date	
£000	£000	£000	£000	£000	£000	£000					
Housing											
Clune Park Regeneration Scheme of Assistance	1,000 3,907	0 889	0 889	0 182	0 900	1,000 900	0 368				
	4,907	889	889	182	900	1,900	368				
Cultural & Sports											
Watt Complex Refurbishment	2,000	321	986	79	970	29	0				
Community Facilities Investment Woodhall Balance	24	0	24	0	0	0	0				
New Community Facility Broomhill	1,747	800	897	641	50	0	0				
Contribution to Birkmyre Park Pitch Improvements	414	13	262	16	139	0	0				
CCCTV Upgrade	321	0	321	0	0	0	0				
Lady Octavia MUGA Lifecycle works	80	0	70	3	10	0	0				
Complete On Site	55	0	55	0	0	0	0				
	4,641	1,134	2,615	739	1,169	29	0				
Communities Total	9,548	1,984	3,504	921	2,069	1,929	368				

SCHEME OF ASSISTANCE SUMMARY

COMMITTEE: EDUCATION & COMMUNITIES

Appendix 2

Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
	Est. Total Cost £000	Actual to 31/3/17 £000	Approved Budget 2017/18 £000	Revised Est. 2017/18 £000	Actual to 27/09/17 £000	Est. 2018/19 £000	Est. 2019/20 £000	Future Years	Start Date	Original Completion Date	Current Completion Date	
Scheme of Assistance												
Care & Repair (including Small Repair Service)	780	195	195	195	34	195	195	368				
Grant Assistance - Adaptions	3,127	655	694	694	148	705	705	368				
	3,907	850	889	889	182	900	900	368				
Total	3,907	850	889	889	182	900	900	368				