
Report To:	Environment & Regeneration Committee	Date:	18 January 2018
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/04/18/AP/CA
Contact Officer:	Carol Alderson	Contact No:	01475 712264
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 £84.962m, which means the total projected spend is on budget.
- 2.3 The report also advises on the allocation of the 2018/19 Core Property Services budget and the further projects identified as part of the ongoing review and prioritisation of works based on the property condition surveys. Further details of this are provided at paragraph 6.2.
- 2.4 Expenditure at 31 October is 49.21% of 2017/18 projected spend, there is net slippage of £0.834m (6.37%) being reported. This is a movement of £1.917m (17.72%) from the net advancement reported to the last Committee and is mainly due to slippage in the Bakers Brae Re-alignment (£0.833m), the District Court Room Restoration (£0.200m), Pottery Street Depot Fuel Installation (£0.250m) and Flooding Strategy Central Greenock (£0.383m) and Flooding Strategy - Future Schemes (£0.356m).

3.0 RECOMMENDATIONS

- 3.1 It is recommended 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.
- 3.2 It is recommended that the Committee note the allocation of 2018/19 Core Property Services funding and projects detailed in paragraph 6.2.
- 3.3 It is recommended that the Committee approve the issue of tenders for the Pottery Street Office & Depot Refurbishment and grant delegated authority to the Head of Legal & Property Services to accept the most economically advantageous tender provided the cost is within the budget allocation for the project.

- 3.4 That the Committee note the return of £0.300m flooding grant to the Scottish Government due to the project in Cove Road being significantly reduced in scope following works by Scottish Water.

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 core £1.327m and RAMP £4.882m.
- 5.2 **Carriageways:** All 15 of the programmed works are now complete. Of the 14 large patching jobs programmed 8 are now complete. Four of the 6 remaining will be completed by the end of March 2018. Two will carry over due to other ongoing works at the same locations. Microasphalt is complete and the remaining ironwork will be completed by the end of November. There is one reserve scheme programmed for March 2018.
- 5.3 **Footways:** 14 of 34 schemes are now complete with the remaining projects programmed to be completed by the end of March 2018.
- 5.4 **Street Lighting:** For the lantern replacements, Work Packages 2 and 3 (Gourock and Port Glasgow) are around 98% complete. Work Package 4 (Greenock) commenced early December 2017, with substantial completion this financial year. The Column Replacement Contract has been awarded with works currently programmed to commence January 2018, with completion later in 2018/19.
- 5.5 **Structures:** Scour Protection: External design has been reviewed and revised proposals have been received from the external consultant; once reviewed a contract will be issued to tender. 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, contract documents and specification documents are being compiled and will be ready to tender early 2018.
- 5.6 **Flood Risk Management (Central Greenock):** An alternative design is being developed for Crescent Street by Inverclyde Council including consultation with Scottish Water and Network Rail and is progressing, although some delay has resulted from the departure of the Council's Flooding Officer. The site works for the automatic trash screens are now complete and all the screens are currently working automatically.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** Designs for Gottar Water, Bouverie Burn and Glenmosston Burn are progressing, although some delay has resulted from the departure of the Council's Flooding Officer. Cove Road is substantially complete and is the subject of a separate report to this Committee. The scale of the completed works at Cove Road has been substantially reduced from the original outlined proposals and has resulted in a return of grant to the Scottish Government.
- 5.8 **Cycling, Walking & Safer Streets:** The works to extend the N753 Cycletrack - Inverkip to Wemyss Bay commenced on site December 2017. Designs are being prepared for dropped kerb installation at various locations. Build-outs to improve road safety on Robertson Street have been designed and works are due to commence in January 2018.
- 5.9 **Traffic Safety Measures:** The external consultant design of improvements to the traffic signals at Patrick Street is ongoing and due for completion by the end of January 2018. Design of traffic calming measures at priority locations is complete and currently out to tender.

- 5.10 **SPT & Sustrans:** Bus corridor improvements have been designed and tendered and will be constructed later this financial year. Virgin Media have carried out utility diversions in advance of carriageway widening works to improve bus access in Branchton, the construction works will be completed in December 2017. An external design consultant for bus access improvements at Glen Avenue has now been appointed. 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 approved at Full Council during late November 2017, and the removal of the requirement to display a parking disc will commence during January 2018.
- 5.12 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2017/18 was previously revised to £1.5m. £419k of assets have been delivered with a further £986k committed. While the VRP remains within budget it is coming under increasing pressure due to inflation in fleet purchase costs which may result in the earmarked reserves built into the programme being utilised in forthcoming years.
- 5.13 **Play Areas:** Construction of the new play area adjacent to the Inverkip Community Hub commenced 20 November 2017 and is expected to be completed in approximately 6-8 weeks (depending on weather conditions). The new play area at Gibshill will be constructed once the Inverkip play area is completed. The Branchton Community Centre play area and MUGA improvement works project is delayed until next year due to land ownership transfer issues.

6.0 PROGRESS (Regeneration Major Projects)

6.1 Core Regeneration:

Port Glasgow Town Centre Regeneration: Contractors are on site on the Roundabout Spur road and making reasonable progress. The recent discovery of shallow power cables in front of the Town Hall has slowed progress with completion of the works now anticipated to occur early 2018.

Bakers Brae Road Realignment: The Demolition Contractor has cleared the majority of the site and will return to undertake some additional works in early December. The tenders for the main works contract were returned on Friday 24 November, a tender at estimate has been returned and an early award is anticipated.

Bakers Street Enterprise Hub: Consultants submitted for planning on 8 November and are currently preparing the Building Warrant Submission. The pre-qualification stage ESPD (European Single Procurement Document) was published on Public Contract Scotland on 13 November.

- 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 the allocation of the 2018/19 Core Property Services budget and the further projects identified as part of the on-going review and prioritisation of works based on the property condition surveys. The proposed projects are targeted towards properties rated in overall Condition C (Poor), or building elements within the property surveys noted as Condition C (Poor). Proposed projects are noted below:

Greenock Municipal Buildings

- Window replacement – additional £50K allocation to continue current phased programme noted in 6.3 below.
- Carriageway Glazed Roof – allocation £305K to address complete replacement of the roof which is in poor condition and to address improved future maintenance access.

Greenock Cemetery

- Ivy House – additional £100K allocation to address the revised project scope noted in paragraph 6.4 below.

Waterfront Leisure Centre

- Mechanical & Electrical Installations – additional £300K to address the phased programme of system upgrade/replacement. Subject to further detailed survey, design and tendering it is anticipated that the allocation will be utilised on the fire/panic alarm and building energy management systems replacement/renewal.

Boglestone Community Centre & Environs

- Roof replacement and car park resurfacing works - £350K allocation.

The programme also includes smaller allocations to address statutory duty related and other minor works. The Committee is requested to note that the appendix has been updated to reflect the 2018/19 allocations in these areas.

6.3 Greenock Municipal Buildings

Window Replacement: The project for the Dalrymple Street/Wallace Place elevation replacement has been substantially completed with all windows installed however there are some outstanding snagging works to be undertaken. Technical Services are progressing design work on the next phases which will address the remaining Wallace Place elevation windows with the intention to progress a further phase on Dalrymple Street thereafter. The Committee is requested to note the additional allocation as noted in paragraph 6.2 above addressing the continuing phased approach to window replacement.

Wallace Place Elevation Roofing & Associated Works: The works are now complete with the scaffold removed.

District Court Room Restoration: Tenders were returned in October within budget. Formal legal acceptance is pending confirmation of Historic Environment Scotland grant funding which is currently being progressed. A site start is anticipated mid-January subject to HES grant funding confirmation.

6.4 Greenock Cemetery Complex

Cemetery Gate Restoration: Works on the shot blasting and priming were undertaken successfully. Sections of the final top coating work require remedial action and the contractor is to return to address these in due course.

Ivy House: A revised scheme design has been prepared to address retention and adaptation of the existing building. The Committee is requested to note the additional allocation to the project as noted in paragraph 6.2 above addressing the revised project scope. A formal planning application has been submitted.

6.5 **King George VI Building:** As previously reported 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, lift replacement, priority locker replacement and sand filter works have been completed. The Committee is requested to note the additional allocation as noted in paragraph 6.2 above addressing the continuing phased approach to mechanical and electrical services replacement.

6.7 **Lady Octavia Recreation Centre/Bridgend Road:** The detailed design to extend the existing

carpark at Lady Octavia Sports Centre is currently being revised and nearing completion which will then allow the project to proceed to tender. The available funding is split between Environmental Services & Property Services budget allocations.

- 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 including additional work to address water pressure issues have been completed.

Battery Park Pavilion Lifecycle Works: The works involving replacement of obsolete/defective water heaters have now been completed.

Gourock Park Stable Block Fire Damage Reinstatement: The works have been substantially completed with the final power supply connection and meter installation programmed for mid-December.

Greenock Municipal Buildings Carriageway Roof (Temporary): The works to provide a temporary roof ahead of the main contract for full replacement (as noted in paragraph 6.2 above) are currently underway to complete in December.

Minor Demolitions: The minor demolitions allocation deals with miscellaneous small structure demolition and removal. The Committee is requested to note that the actual expenditure reported currently exceeds the approved/available budget due to the pending insurance fund settlement for the demolition of the former Stafford Road boxing club. Full recovery of the expenditure on that project is anticipated subject to final negotiations with the Council's insurer and loss adjuster.

- 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 & Technical Services now complete and the building operational. The final account for the project has yet to be agreed with evaluation ongoing. The final out turn position will be reported to the Committee in due course.

William Street (former Education HQ) Offices Refurbishment: The works were completed at the end of October with transfer of Safer & Inclusive Communities now complete and the building operational. The final account for the project has yet to be agreed with evaluation ongoing. The final out turn position will be reported to the Committee in due course.

- 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 programmed for December.

Vehicle Wash Installation: Tenders were issued in December.

Fuel Installation: Tenders are anticipated to be issued in December.

Refuse Collection Vehicle (RCV) Parking: Tenders returned with works programmed to commence mid-January.

Pottery Street Office & Depot Refurbishment: Works involve partial demolition and refurbishment of existing offices and depot building which is currently progressing through detail design towards building warrant submission. The design works and tender document preparation are being advanced and the project is programmed for tender issue in the new year. The estimated cost of the works is £934K and is currently contained within the Depots Asset Management Plan element of the current Capital Programme. Permission to issue tenders and approval for delegated authority to accept the most economically advantageous tender is requested.

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 October 2017. Expenditure to date is £6.034m (49.21% of the 2017/18 projected spend).

7.2 The current budget is £85.312m. The current projection is £85.312m 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 £12.262m with net slippage of £0.834m mainly as a result of slippage in the Bakers Brae Re-alignment (£0.833m), the District Court Room Restoration (£0.200m), Pottery Street Depot Fuel Installation (£0.250m) and Flooding strategy Central Greenock (£0.383m) and Flooding Strategy - Future Schemes (£0.356m).

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

	1	2	3	4	5	6	7	8
<u>Project Name</u>	<u>Est Total Cost</u>	<u>Actual to 31/03/17</u>	<u>Approved Budget 2017/18</u>	<u>Revised Est 2017/18</u>	<u>Actual to 31/10/17</u>	<u>Est 2018/19</u>	<u>Est 2019/20</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>
<u>Environmental Services - Roads</u>								
<u>Core Programme</u>								
Traffic Measures	485	305	121	121	10	59	0	
Parking Strategy	381	377	4	4	0	0	0	
Cycling, Walking & Safer Streets	197	88	109	109	15	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	60	0	383	0	
Flooding Strategy - Future Schemes	1,426	0	726	120	93	1,306	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	5,211	2,775	1,679	688	142	1,748	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,136	15,432	1,655	2,000	1,199	2,885	2,819	
Footways	3,296	2,158	688	950	293	188	0	
Structures	1,775	778	323	300	202	697	0	
Lighting	4,179	2,138	637	1,174	523	867	0	
Staff Costs	1,894	1,496	398	398	345	0	0	
Roads Asset Management Plan Total	34,280	22,002	3,701	4,822	2,562	4,637	2,819	0
<u>Environmental Services - Roads Total</u>	39,491	24,777	5,380	5,510	2,704	6,385	2,819	0
<u>Environmental Services - Non Roads</u>								
Cemetery Development	1,530	30	0	0	0	500	1,000	
Zero Waste Fund	469	212	127	127	18	50	80	
Vehicles Replacement Programme	15,093	10,970	901	1,500	419	1,181	1,442	
Electric Vehicle Charging Infrastructure	75	75	9	0	0	0	0	
Sir Michael Street Play Area - Phase 2	261	169	92	92	0	0	0	
Various Other Play Areas	225	135	10	10	52	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	
<u>Environmental Services - Non Roads total</u>	18,672	11,789	1,510	2,100	489	2,011	2,772	0
<u>ENVIRONMENT AND PLANNING TOTAL</u>	58,163	36,566	6,890	7,610	3,193	8,396	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 31/10/17	Est 2018/19	Est 2019/20	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,303	72	142	142	515	0	
Central Gourock	150	124	26	26	4	0	0	
Bakers Brae Re-alignment/Broomhill Regeneration	2,160	506	983	150	75	1,504	0	
Regeneration of Town & Village Centres	2,500	0	0	0	0	2,500	0	
Core Regeneration Total	6,770	1,933	1,081	318	221	4,519	0	0
Regeneration Services Total	6,770	1,933	1,081	318	221	4,519	0	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	2,212	0	683	0	0	212	2,000	
Feasibility Studies	250	20	80	80	26	75	75	
Greenock Municipal Buildings:								
Basement Storage	65	39	6	6	0	20	0	
Window Replacement	200	11	79	79	0	110	0	
Carriageway Glazed Roof	305	0	0	10	0	285	10	
District Court Room Restoration	465	19	396	150	7	296	0	
Wallace Place Elevation Roofing & Associated Works	700	278	372	372	354	50	0	
Greenock Cemetery Complex:								
Ivy House replacement	300	0	0	15	10	285	0	
King George VI Refurbishment	1,000	10	490	30	6	950	10	
Waterfront Leisure Centre Lifecycle Works	700	54	226	309	258	327	10	
Lady Octavia Recreation Centre/Bridgend Rd Contribution	240	0	40	15	0	225	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(100)	0	0	0	0	(100)	0	
Boglestone Community Centre & Environs	350	0	0	10	0	330	10	
<u>Repairs & Renewals Fund Projects</u>								
GMB Lighting Replacement	17	12	5	5	0	0	0	
<u>Minor Works</u>								
Farms	55	33	0	12	0	10	0	
Minor Demolitions	45	9	6	21	50	15	0	
Inverclyde Leisure Properties	500	122	30	228	200	145	5	
General Works	420	226	0	94	30	95	5	
Design & Pre-Contract	200	101	0	49	4	50	0	
Reservoirs	190	89	11	51	3	50	0	
<u>Statutory Duty Works</u>								
Electrical	120	68	0	22	3	30	0	
Lightning Protection	30	12	8	8	0	10	0	
Lifts	20	10	0	0	2	10	0	
Water	235	115	0	70	48	50	0	
Gas	30	0	10	15	0	15	0	
Asbestos	200	97	3	53	23	50	0	
Fire Risk	230	130	0	50	30	50	0	
DDA/Equality	340	163	17	75	1	102	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	59	0	0	
Complete on Site Allocation	195	77	29	95	26	23	0	
Core Property Assets Total	10,364	1,897	2,644	2,077	1,140	3,965	2,425	0
<u>Asset Management Plan:</u>								
<u>Offices</u>								
Greenock Municipal Buildings - District Court Offices	2,935	2,258	361	677	664	0	0	
William St (Former Education HQ)	2,100	1,092	950	950	794	58	0	
AMP Office Balance	0	0	0	0	0	0	0	
AMP Offices Complete on site	111	34	46	46	1	31	0	
<u>Depots</u>								
East Hamilton Street Offices Demolition	70	0	100	55	0	15	0	
Vehicle Wash Installation	300	21	264	264	0	15	0	
Fuel Installation	300	21	264	14	0	265	0	
RCV Parking	60	0	55	55	0	5	0	
Pottery Street Offices & Depot Refurbishment	934	0	295	50	14	884	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	246	0	0	0	0	246	0	
Building Services Depot Upgrade	149	5	0	0	0	144	0	
Depot Demolitions	250	0	0	0	0	250	0	
Complete on Site (Salt Dome Phase 1, Phase 3 Veh Maint Shed and Enabling Works etc)	260	174	86	86	7	0	0	
Kim Drive Civic Amenity Site	700	67	33	33	0	600	0	
Materials Recycling Facility	1,250	983	27	27	0	240	0	
Asset Management Plan Total	9,665	4,655	2,481	2,257	1,480	2,753	0	0
Property Assets Total	20,029	6,552	5,125	4,334	2,620	6,718	2,425	0
Regeneration Total	26,799	8,485	6,206	4,652	2,841	11,237	2,425	0