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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>3 May 2018</b>
<b>Report By:</b>	<b>Chief Financial Officer and Corporate Director Environment, Regeneration and Resources</b>	<b>Report No:</b>	<b>FIN/50/18/AP/CA</b>
<b>Contact Officer:</b>	<b>Carol Alderson</b>	<b>Contact No:</b>	<b>01475 712264</b>
<b>Subject:</b>	<b>Environment &amp; Regeneration Capital Programme 2017/18 to 2019/20 – Progress – Period 11 (28 February 2018)</b>		

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## **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 £85.732m, which means the total projected spend is on budget.
- 2.3 Expenditure at 28 February is 84.31% of 2017/18 projected spend, there is net slippage of £1.965m (15.00%) being reported. This is an increase in slippage of £0.802m (6.12%) from the net slippage reported to the last Committee and is mainly due to slippage of £0.04m in the Vehicle Replacement Programme, which had previously been reporting accelerated spend of £0.640m, due to late delivery of vehicles and reduction in advancement within the RAMP (Carriageways) of £0.125m.

## **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.
- 3.2 That the Committee approve the issue of tenders for the King George VI Refurbishment project, 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.
- 3.3 That the Committee note that this report does not reflect the budget decisions approved on 15 March 2018 and these will be included in the next committee cycle.

**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 the Open Spaces AMP for the period.
- 4.2 The 2018/21 Capital Programme was approved by the Council on 15 March 2018. Due to timing of submission of Committee reports decisions made in approving the Capital Programme have not been reflected at this stage and will be included in the report to the next meeting of this Committee.

## 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 £5.407m comprising of core £0.593m and RAMP £4.814m
- 5.2 **Carriageways:** All carriageway projects plus 1 reserve project are complete. 13 of the planned 15 large patching schemes are complete. Proprietary thin surfacing complete although renewal of road markings has been delayed due to the weather. The programme for 2018/19 is underway.
- 5.3 **Footways:** 33 of the 34 footway schemes are complete. 1 scheme (Broomberry Drive) has been carried over to the 2018/19 programme. This was rescheduled due to poor weather conditions. 11 reserve schemes have also been completed. The programme for 2018/19 is underway.
- 5.4 **Street Lighting:** LED Replacements - Work Packages 2 and 3 (Gourock and Port Glasgow) are substantially complete; Work Package 4 (Greenock) ongoing and due to be completed early May 2018; Work Package 5 (replacement of remaining Non-LEDs) is at the design stage and will be procured thereafter. The column replacement contract let in 2017 is progressing on site with completion due Summer 2018.
- 5.5 **Structures:** Scour Protection proposals are currently being prepared and a contract will be tendered thereafter. Parapet Strengthening works are now complete. The new access manhole works at Westburn Culvert commenced early April. Cardwell Road Bridge waterproofing contract is due to be tendered early 2018.
- 5.6 **Flood Risk Management (Central Greenock):** Following consultation with Scottish Water and Network Rail an alternative design for the Crescent Street alleviation scheme is nearing completion, tenders will be invited thereafter.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** Designs for Gottar Water, Bouverie Burn, and Glenmosston Burn are being progressed. These projects have been delayed due to the specialist design engineer taking up a post elsewhere. Recruitment of a replacement specialist is underway.
- 5.8 **Cycling, Walking & Safer Streets:** The works to extend the N753 Cycle track - Inverkip to Wemyss Bay are complete. Various drop kerb installations are in the process of being constructed on site.
- 5.9 **Traffic Safety Measures:** The design for improvements to the traffic signals at Patrick Street is complete and construction will commence early summer. Design of traffic calming measures at priority locations is currently being progressed on site. Cathcart Street car park improvement works are being deferred until Scottish Water works in the Bullring car park are complete, the anticipated start date is late April or early May.

- 5.10 **SPT & Sustrans:** A separate report on the agenda informs of projects that will be progressed in 2018/19, so this update refers to projects which are underway or have already been delivered. Bus corridor improvement works at Branchton are complete. The external design for bus access improvements at Glen Avenue is ongoing. The feasibility study in respect of disabled access at Port Glasgow Rail Station is complete and being assessed by officers. The Quality Bus Corridor works are complete. The bus access improvements at Gibshill Road/Weir Street feasibility study is complete and being reviewed by officers.
- 5.11 **Parking:** A variation to the Port Glasgow, Kilmacolm and Quarriers Village TRO has been to public consultation and no objections were received. The TRO will be made in the usual fashion. Variations to the Gourock, Inverkip and Wemyss Bay, Outer Greenock and Inner Greenock TROs will be progressed in turn.
- 5.12 **Vehicle Replacement Programme:** Vehicle suppliers were unable to deliver 3 large vehicles by 31 March and these are now due to be delivered in April, as a result £640,000 of slippage has been carried over into 2018/19.
- 5.13 **Play Areas:** The new play area adjacent to the Inverkip Community Hub is due to be completed in April, which is a slight delay due the safety surfacing having to be re-laid. This has had a knock-on delay in the construction of the new play area at Gibshill, which is now due to start 21 May 2018. Works to refurbish the Branchton Community Centre play area and MUGA have been delayed while the land transfer between Oak Tree Housing Association and Branchton Community Centre Association is concluded.

## 6.0 PROGRESS (Regeneration Major Projects)

### 6.1 Core Regeneration:

**Bakers Brae Road Realignment:** Conclusion of all necessary legal matters in respect of the Bakers Brae site have been concluded. This will allow Riverside Inverclyde to award the contract to the Preferred Contractor and arrange a pre-start meeting. A site start in May 2018 is anticipated.

**Port Glasgow Town Centre Regeneration:** Works on the Roundabout Spur Road achieved Practical Completion early March 2018. The Defects Liability Period will continue until March 2019.

**Baker Street Food & Drink Hub:** Following a competitive tendering exercise a Preferred Contractor has been identified and confirmed on Public Contracts Scotland. Upon expiry of the standstill period, the Contractor and ri will jointly develop proposals for the Design & Build unit.

**Towns & Villages Environmental Improvements:** Improvement works are currently ongoing in Port Glasgow, Quarrier's, and Gourock. The Contractor is currently targeting completion by May/June to allow them to move onto the remaining works in Kilmacolm, Inverkip and Wemyss Bay.

- 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:** Phases 1 and 2 are complete with Phase 3, dealing with the Wallace Place elevation, currently in detail design. Discussions are on-going with Historic Environment Scotland.

**Carriageway Glazed Roof:** Technical Services have prepared a sketch design in discussion with Historic Environment Scotland. Design and build tender documents are now being

prepared.

**District Court Room Restoration:** Formal legal acceptance was issued following confirmation of Historic Environment Scotland grant funding contribution. A site start was anticipated mid-March however the Contractor has reported that complications with the scaffolding design and the loading restrictions have delayed site start.

#### 6.4 **Greenock Cemetery Complex**

**Ivy House:** Technical Services are progressing production drawings towards tender issue. The formal planning and listed building consent is in place with building warrant application submitted.

6.5 **King George VI Building:** Following the separate report on the project to the January Committee, the detail design is now being progressed for the Phase 1 works which will involve essential roofing, electrical and structural works. Planning and listed building consent has been submitted and the building warrant drawings are in progress. The estimated cost of the works is £590,000, permission to issue tenders and approval for delegated authority to accept the most economically advantageous tender is requested.

#### 6.6 **Waterfront Leisure Complex**

**Lifecycle Works:** Specialist Mechanical and Electrical consultants are now in place and are scoping the works required in connection with the phased approach to services replacement within the complex. The current scope includes boiler replacement, building energy management system and fire/panic alarm subject to available budget and competitive tender.

6.7 **Lady Octavia Recreation Centre/Bridgend Road:** Tenders have now been returned and evaluated for the first phase works involving the extension/expansion of the existing Centre car parking with the contract now to be awarded and the project start date to be agreed and confirmed.

#### 6.8 **Boglestone Community Centre**

**Car Park:** Works involving resurfacing of the existing centre car park and improvements at the existing roundabout have now been completed.

**Re-Roofing:** Survey works on the existing roof have been completed. Planning application drawings are in progress.

#### 6.9 **Minor Works:**

**Gourock Park Stable Block Fire Damage Reinstatement:** All building work and final power supply connection/meter installation is now complete. Occupation is anticipated mid-April.

**Greenock Municipal Buildings Customer Centre Draught Lobby:** The works involve the construction of a glazed screen and sliding door to prevent draughts within the Customer Centre. Tenders have been returned with acceptance issued and site start imminent.

6.10 **Former Tied Houses:** A programme of works is currently underway addressing targeted lifecycle replacement and improvement works identified from detailed condition surveys.

#### 6.11 **Asset Management Plan – Depots**

**Pottery Street Integrated Depot:**

**Demolition of Former East Hamilton Street Offices:** Works are now complete.

**Vehicle Wash Installation:** Tenders were issued in December and returned at the end of January. A letter of acceptance has now been issued with site start imminent.

**Fuel Installation:** Tenders have been issued and returned with evaluation on-going.

**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 tender issue. Formal planning application has been submitted and building warrant application made.

**Kirn Drive Civic Amenity Site:** The Kirn Drive refurbishment will commence on site when the Pottery Street Office & Depot refurbishment noted above is completed. Tender documentation for the demolition of the existing depot is currently being prepared.

## 7.0 FINANCIAL IMPLICATIONS

### Finance

- 7.1 The figures below detail the position at 28 February 2018. Expenditure to date is £9.384m (84.31% of the 2017/18 projected spend).
- 7.2 The current budget is £85.732m. The current projection is £85.732m 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 £11.131m with net slippage of £1.965m mainly as a result of slippage in the Bakers Brae Re-alignment (£0.804m), the District Court Room Restoration (£0.371m), King George VI refurbishment (0.460m), Pottery Street Depot Fuel Installation (£0.250m), Pottery Street Vehicle Wash Facility (£0.250m), Pottery Street office and depot refurbishment (£0.270m), other AMP slippage (£0.070m), Flooding Strategy Central Greenock (£0.383m), Flooding Strategy – Future Schemes (£0.656m), and Sir Michael Street Play area (£0.092m) offset by advancement in the District Court Offices (£0.423m), other core property asset works (£0.131m) and the RAMP (£1.113m).
- 7.4 One off Costs

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

- 7.5 Annually Recurring Costs/ (Savings)

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 &amp; 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 28/02/18	Est 2018/19	Est 2019/20	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Environmental Services - Roads</b>								
<b>Core Programme</b>								
Traffic Measures	485	305	121	76	18	104	0	
Parking Strategy	381	377	4	4	0	0	0	
Cycling, Walking & Safer Streets	197	88	109	109	34	0	0	
SPT	321	92	229	229	57	0	0	
Sustrans	35	35	2	0	0	0	0	
Flooding Strategy - Greenock Central	2,216	1,773	443	60	55	383	0	
Flooding Strategy - Future Schemes	1,426	0	726	70	40	456	900	
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	
<b>Roads - Core Total</b>	<b>5,211</b>	<b>2,775</b>	<b>1,679</b>	<b>593</b>	<b>204</b>	<b>943</b>	<b>900</b>	<b>0</b>
Roads Asset Management Plan								
Carriageways	20,613	15,432	1,655	1,875	1,480	1,593	1,713	
Footways	3,847	2,158	688	1,046	902	220	423	
Structures	2,032	778	323	240	224	305	709	
Lighting	5,356	2,138	637	1,255	1,160	1,315	648	
Other Assets	351				0	171	180	
Staff Costs	2,701	1,496	398	398	433	397	410	
<b>Roads Asset Management Plan Total</b>	<b>34,900</b>	<b>22,002</b>	<b>3,701</b>	<b>4,814</b>	<b>4,199</b>	<b>4,001</b>	<b>4,083</b>	<b>0</b>
<b>Environmental Services - Roads Total</b>	<b>40,111</b>	<b>24,777</b>	<b>5,380</b>	<b>5,407</b>	<b>4,403</b>	<b>4,944</b>	<b>4,983</b>	<b>0</b>
<b>Environmental Services - Non Roads</b>								
Cemetery Development	1,530	30	0	0	0	50	1,450	
Zero Waste Fund	469	212	127	127	64	50	80	
Vehicles Replacement Programme	15,093	10,970	901	860	822	1,390	1,873	
Electric Vehicle Charging Infrastructure	75	75	9	0		0	0	
Sir Michael Street Play Area - Phase 2	261	169	92	0	0	92	0	
Various Other Play Areas	225	135	10	10	102	40	40	
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	23	100	300	50
<b>Environmental Services - Non Roads total</b>	<b>18,672</b>	<b>11,789</b>	<b>1,510</b>	<b>1,368</b>	<b>1,011</b>	<b>1,722</b>	<b>3,743</b>	<b>50</b>
<b>ENVIRONMENT AND PLANNING TOTAL</b>	<b>58,783</b>	<b>36,566</b>	<b>6,890</b>	<b>6,775</b>	<b>5,414</b>	<b>6,666</b>	<b>8,726</b>	<b>50</b>

## COMMITTEE: ENVIRONMENT &amp; REGENERATION

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	£000	£000	£000	£000	£000	£000	£000	£000
<b>Regeneration and Planning</b>								
<b>Core Regeneration:</b>								
Port Glasgow Town Centre Regeneration	1,960	1,303	72	142	142	100	415	
Central Gourock	150	124	26	26	6	0	0	
Bakers Brae Re-alignment/Broomhill Regeneration	2,160	506	983	179	179	971	504	
Regeneration of Town & Village Centres	2,500	0	0	0	0	200	800	1,500
<b>Core Regeneration Total</b>	<b>6,770</b>	<b>1,933</b>	<b>1,081</b>	<b>347</b>	<b>327</b>	<b>1,271</b>	<b>1,719</b>	<b>1,500</b>
<b>Regeneration Services Total</b>	<b>6,770</b>	<b>1,933</b>	<b>1,081</b>	<b>347</b>	<b>327</b>	<b>1,271</b>	<b>1,719</b>	<b>1,500</b>
<b>Property Assets</b>								
<b>Core Property Assets</b>								
General Provision	2,212	0	683	0	0	12	2,200	
Feasibility Studies	250	20	80	50	41	60	120	
Greenock Municipal Buildings:								
Basement Storage	65	39	6	6	4	20	0	
Window Replacement	200	11	79	60	56	79	50	
Carriageway Glazed Roof	305	0	0	10	8	100	195	
District Court Room Restoration	465	19	396	25	25	371	50	
Wallace Place Elevation Roofing & Associated Works	700	278	372	380	380	42	0	
Greenock Cemetery Complex:								
Ivy House replacement	300	0	0	30	25	185	85	
King George VI Refurbishment	1,000	10	490	30	15	350	610	
Waterfront Leisure Centre Lifecycle Works	700	54	226	319	319	140	187	
Lady Octavia Recreation Centre/Bridgend Rd Contribution	240	0	40	15	0	200	25	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(100)	0	0	0	0	(100)	0	
Boglestone CC Car Park	50	0	0	45	0	5	0	
Boglestone CC Roof	300	0	0	10	3	200	90	
<b>Repairs &amp; Renewals Fund Projects</b>								
GMB Lighting Replacement	17	12	5	5	0	0	0	
<b>Minor Works</b>								
Farms	55	33	0	5	0	7	10	
Minor Demolitions	45	9	6	21	54	10	5	
Inverclyde Leisure Properties	500	122	30	276	273	27	75	
General Works	420	226	0	94	158	50	50	
Design & Pre-Contract	200	101	0	49	24	50	0	
Reservoirs	190	89	11	45	6	36	20	
<b>Statutory Duty Works</b>								
Electrical	120	68	0	14	4	33	5	
Lightning Protection	30	12	8	8	3	10	0	
Lifts	20	10	0	2	2	6	2	
Water	235	115	0	76	55	19	25	
Gas	30	0	10	16	16	9	5	
Asbestos	200	97	3	66	61	17	20	
Fire Risk	230	130	0	74	39	6	20	
DDA/Equality	340	163	17	7	7	118	52	
Capital Works on Former Tied Houses	600	27	78	78	59	50	445	
Waterfront Leisure Complex Combined Heat and Power Plant	250	175	75	75	65	0	0	
Complete on Site Allocation	195	77	29	54	54	64	0	
<b>Core Property Assets Total</b>	<b>10,364</b>	<b>1,897</b>	<b>2,644</b>	<b>1,945</b>	<b>1,756</b>	<b>2,176</b>	<b>4,346</b>	<b>0</b>



COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	1	2	3	4	5	6	7	8
	<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 28/02/18</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>Asset Management Plan:</u>								
<u>Offices</u>								
Greenock Municipal Buildings - District Court Offices	3,057	2,258	361	784	768	15	0	
William St (Former Education HQ)	2,128	1,092	950	1,018	991	18	0	
AMP Office Balance	0	0	0	0	0	0	0	
AMP Offices Complete on site	111	34	46	58	58	0	19	
<u>Depots</u>								
East Hamilton Street Offices Demolition	70	0	100	55	7	15	0	
Vehicle Wash Installation	300	21	264	14	17	265	0	
Fuel Installation	300	21	264	14	13	240	25	
RCV Parking	60	0	55	55	6	5	0	
Pottery Street Offices & Depot Refurbishment	934	0	295	25	12	759	150	
Completion Works (Decommission Fuel Tanks / Weighbridge								
Portacabin / Road Repairs & Markings)	246	0	0	0	0	50	196	
Building Services Depot Upgrade	149	5	0	0	0	44	100	
Depot Demolitions	250	0	0	0	0	0	250	
Complete on Site (Salt Dome Phase 1, Phase 3 Veh Maint								
Shed and Enabling Works etc)	260	174	86	20	15	66	0	
Kim Drive Civic Amenity Site	700	67	33	10	0	73	550	
Materials Recycling Facility	1,250	983	27	11	0	56	200	
<u>Asset Management Plan Total</u>	9,815	4,655	2,481	2,064	1,887	1,606	1,490	0
<u>Property Assets Total</u>	20,179	6,552	5,125	4,009	3,643	3,782	5,836	0
<u>Regeneration Total</u>	26,949	8,485	6,206	4,356	3,970	5,053	7,555	1,500