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|-------------------------|--|--------------------|------------------------|
| <b>Report To:</b>       | <b>Education &amp; Communities Committee</b>                                     | <b>Date:</b>       | <b>8 May 2018</b>      |
| <b>Report By:</b>       | <b>Head of Environmental &amp; Public Protection and Chief Financial Officer</b> | <b>Report No:</b>  | <b>EDUCOM/54/18/MM</b> |
| <b>Contact Officer:</b> | <b>Martin McNab</b>  | <b>Contact No:</b> | <b>714246</b>          |
| <b>Subject:</b>         | <b>Communities Capital Programme 2017 - 2020 Progress</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 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 31<sup>st</sup> March 2018 is 54.12% of the 2017/18 approved budget (91.42% of the revised projection) subject to the final year end accounting process and accruals. Slippage of £1,430m (40.81%) is projected. This is a movement of £202K (5.76%) from the net slippage reported to the last Committee and is linked to the actual progress on site of the Watt Complex Refurbishment project as outlined in 6.1 and the revised projection for the New Broomhill Community Facility reflecting outstanding works noted in 8.1.

## 3.0 RECOMMENDATIONS

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

Martin McNab  
Head of Environmental &  
Public Protection

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. Slippage of £164K is projected from 2017-18 into future years. The Scheme of Assistance is a demand led budget and therefore is difficult to project accurately until near to the year end.

## **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.
- Exhibit removal/relocation including storage of fine art works and removal of wet specimens.

Work on the main contract commenced on site in November 2017 to complete by August 2018. The current position with the works is as follows:

- All scaffolding erected and surveys completed.
- Stonework: Cutting out for indent repair in progress but behind programme and holding back other works.
- Leaded Windows: Removed and offsite repair in progress.
- Timber Windows: Removed and installation held back by stonework.
- Slate Work: Stripping out and redressing in progress. Re-slatting to follow on.
- Lead Works: Removal and replacement in progress.
- Internal Lift: Fabrication almost complete with installation to follow on.
- Toilets: Temporary toilets installed and stripping out of existing toilets in progress.

## **7.0 WOODHALL COMMUNITY FACILITY**

7.1 Works now completed.

## **8.0 NEW COMMUNITY FACILITY BROOMHILL**

- 8.1 The remaining spend against this budget concerns the re-siting of equipment and greenhouses from Caddlehill Street and Environmental works which will be completed in 2018-19.

## **9.0 BIRKMYRE PARK PITCH IMPROVEMENTS**

- 9.1 The current budget for Birkmyre Park pitch improvements is £350k. The estimated cost of the works based on the previous tender exercise was £414K which includes a £50k contribution from St Columba's School. A capital funded from current revenue (CFCR) contribution of £14K virement was 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 been concluded. As previously reported to Committee, the tender acceptance period expired and the project has been retendered. This tender exercise came in lower than previous with the total cost of the project now estimated at £320K. There is a separate report to this Committee on this matter.

## **10.0 CCTV RENEWAL**

- 10.1 The original provision of £321K in the Capital Programme had previously been moved to 2017/18 for renewal of the Public Space CCTV infrastructure. As previously reported to Committee, given the budget timetable, spend on this project will proceed in 2018/19 following the budget decision to retain the system. The current estimate for capital reported the Policy & Resources Committee is now £201K.

## **11.0 FUTURE PROJECTS**

- 11.1 A number of decisions were taken regarding capital projects in the March 2018 Council budget. These are not included in this report but will be reported to future committees.

## **12.0 IMPLICATIONS**

### **Finance**

- 12.1 The expenditure at 31<sup>st</sup> March 2018 is £1.896m compared to an approved budget of £3.504m. This is expenditure of 54.12% of the approved budget subject to the final year end accounting process and accruals. The Committee is projecting to spend £2.074m with net slippage of £1,430m (40.81%) being reported.

Slippage of £1.228m (35.05%) has previously been reported on the Watt Complex project (£486K – 13.87%); the CCTV renewal project (£321K – 9.16%); Birkmyre Park project (£246K – 7.02%) and the Scheme of Assistance (£164K – 3.34%).

Further slippage of £202K (5.76%) is now being reported reflecting the following:

- Revised projection for Scheme of Assistance (+£11K – 0.31%)
  - Review of the actual expenditure against progress on site for the Watt Complex Refurbishment project (-£55K – 1.57%).
  - Revised projection for New Broomhill Community Facility (-£158K – 4.51%).
- 12.2 The current budget of £9.664m is made up of £3,907K for Housing / Scheme of Assistance (SOA), £1m for Clune Park and £4,577 for Cultural & Sports projects. The Current Projection is £9.664m.

|      |                         |                         |                          |                                     |          |
|------|-------------------------|-------------------------|--------------------------|-------------------------------------|----------|
| 12.3 | Education & Communities | Approved Budget<br>£000 | Current Position<br>£000 | Overspend /<br>(Underspend)<br>£000 | Comments |
|      | Total Housing           | 4,907                   | 4,907                    | -                                   |          |
|      | Total Cultural & Sports | 4,757                   | 4,757                    | -                                   |          |
|      | <b>Total</b>            | <b>9,664</b>            | <b>9,664</b>             | -                                   |          |

### 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 April 2018. (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

| Project Name                                     | 1               | 2                  | 3                       | 4                   | 5                  | 6           | 7           | 8            | 9          | 10                       | 11                      | Status |
|--|-----------------|--------------------|-------------------------|---------------------|--------------------|-------------|-------------|--------------|------------|--------------------------|-------------------------|--------|
|  | Est. Total Cost | Actual to 31/03/17 | Approved Budget 2017/18 | Revised Est 2017/18 | Actual to 31/03/18 | Est 2018/19 | Est 2019/20 | Future Years | Start Date | Original Completion Date | Current Completion Date |        |
|  | £000            | £000               | £000                    | £000                | £000               | £000        | £000        |              |            |                          |                         |        |
| <b>Housing</b>                                   |                 |                    |                         |                     |                    |             |             |              |            |                          |                         |        |
| Clune Park Regeneration                          | 1,000           | 0                  | 0                       | 0                   | 0                  | 0           | 1,000       | 0            |            |                          |                         |        |
| Scheme of Assistance                             | 3,907           | 850                | 889                     | 725                 | 651                | 725         | 900         | 707          |            |                          |                         |        |
|  | 4,907           | 850                | 889                     | 725                 | 651                | 725         | 1,900       | 707          |            |                          |                         |        |
| <b>Cultural &amp; Sports</b>                     |                 |                    |                         |                     |                    |             |             |              |            |                          |                         |        |
| Watt Complex Refurbishment                       | 1,850           | 321                | 986                     | 445                 | 375                | 905         | 179         | 0            |            |                          |                         |        |
| Community Facilities Investment Woodhall Balance | 3               | 0                  | 24                      | 3                   | 3                  | 0           | 0           | 0            |            |                          |                         |        |
| New Community Facility Broomhill                 | 1,747           | 800                | 897                     | 739                 | 739                | 208         | 0           | 0            |            |                          |                         |        |
| Contribution to Birkmyre Park Pitch Improvements | 414             | 13                 | 262                     | 16                  | 16                 | 360         | 25          | 0            |            |                          |                         |        |
| CCTV Upgrade                                     | 201             | 0                  | 321                     | 0                   | 0                  | 201         | 0           | 0            |            |                          |                         |        |
| Lady Octavia MUGA Lifecycle works                | 80              | 0                  | 70                      | 70                  | 63                 | 10          | 0           | 0            |            |                          |                         |        |
| Indoor Sports Facility For Tennis                | 350             | 0                  | 0                       | 0                   | 0                  | 0           | 350         | 0            |            |                          |                         |        |
| Complete On Site (Inverkip)                      | 112             | 0                  | 55                      | 76                  | 49                 | 36          | 0           | 0            |            |                          |                         |        |
|  | 4,757           | 1,134              | 2,615                   | 1,349               | 1,245              | 1,720       | 554         | 0            |            |                          |                         |        |
| <b>Communities Total</b>                         | 9,664           | 1,984              | 3,504                   | 2,074               | 1,896              | 2,445       | 2,454       | 707          |            |                          |                         |        |

APPENDIX 2 SCHEME OF ASSISTANCE SUMMARY

COMMITTEE: EDUCATION & COMMUNITIES

|  | Budget<br>2017/18<br>£000 | Revised Est.<br>2017/18<br>£000 | Actual to<br>31/03/18<br>£000 | Projection<br>2017/18<br>£000 | (Under)/<br>Over Budget<br>£000 | Percentage<br>Over /<br>(Under)<br>£000 |
|--|---------------------------|---------------------------------|-------------------------------|-------------------------------|---------------------------------|---|
| <b><u>Assistance To Support Independent Living</u></b> |                           |                                 |                               |                               |                                 |   |
| Care & Repair (including Small Repair Service)         | 195                       |                                 | 195                           | 195                           | 0                               | 0.0 %                                   |
| Grant Assistance - Adaptions                           | 694                       |                                 | 456                           | 530                           | (164)                           | (23.6)%                                 |
| <b>Total Scheme of Assistance</b>                      | <b>889</b>                | <b>725</b>                      | <b>651</b>                    | <b>725</b>                    | <b>(164)</b>                    | <b>(18.4)%</b>                          |

|                 |    |  |    |    |   |       |
|-----------------|----|--|----|----|---|-------|
| Care and Repair | 20 |  | 20 | 20 | 0 | 0.0 % |
|-----------------|----|--|----|----|---|-------|

|             |    |  |    |    |   |       |
|-------------|----|--|----|----|---|-------|
| Empty Homes | 90 |  | 13 | 90 | 0 | 0.0 % |
|-------------|----|--|----|----|---|-------|