
Report To: Environment & Regeneration Committee **Date:** 30 August 2018

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration & Resources **Report No:** FIN/85/18/AP/CA

Contact Officer: Carol Alderson **Contact No:** 01475 712264

Subject: Environment & Regeneration Capital Programme 2018/19 to 2020/21 - 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 £90.477m, which means the total projected spend is on budget.
- 2.3 Expenditure at 30 June is 16.36% of 2018/19 projected spend, there is net acceleration of £0.035m (0.24%) being reported due to advancement within the RAMP and core roads (£0.031m) and minor works and statutory duty works (£0.111m) offset by slippage in AMP depots (£0.138m).

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the current position of the 2018/21 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.
- 3.2 That the Committee note that the existing civic amenity facility at Kirn Drive will require to be temporarily closed for the duration of both phases of the refurbishment outlined in 6.10. It should also be noted that phase 1 will commence on site when the Pottery Street Office & Depot refurbishment noted in 6.9 is completed.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration
& Resources

4.0 BACKGROUND

4.1 On 15 March 2018 the Council approved the 2018/21 Capital Programme. This effectively continued the previously approved 2017/20 Capital Programme to 2018/21, 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 2018/19 is £6.723m – this comprises £2.794m from Core Capital funding and £3.929m from the Roads Asset Management Plan. The projected outturn is £6.754m comprising of core £2.804m and RAMP £3.950m.
- 5.2 **Carriageways:** 10 of 12 carriageway resurfacing projects are complete. 2 reserve projects Glen Kinglass/Glen Douglas and Cloch Road are complete. 14 large patching schemes are now programmed. The Proprietary treatment contract has been awarded to Colas Ltd and is programmed to commence in August and to be completed by September, weather permitting.
- 5.3 **Footways:** 5 of 11 footway schemes are now complete with nine reserve schemes programmed and one large footway patching scheme complete.
- 5.4 **Street Lighting:** Work package 4, the conversion of 3,100 LED luminaires is complete. The tender for work package 5 the replacement of 3,500 luminaires is being prepared for delivery in late 2018 and installation works programmed to be completed by March 2019. Column replacement contract, renewal of 750 concrete columns with new LED luminaires is programmed to be complete in August 2018.
- 5.5 **Structures:** Cardwell Road Rail Bridge waterproofing is programmed to start in October 2018. Westburn Street culvert works are complete.
- 5.6 **Flood Risk Management (Central Greenock):** The design of the Crescent Street flood prevention scheme is complete and is currently out to tender. The cleaning of the Eastern Line of Falls will follow the completion of the Crescent Street project.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** Design for Bouverie Burn in Port Glasgow is in final stages with tender to follow. Glen Mosston Burn in Kilmacolm has proven difficult however Officers are looking at an additional attenuation system as a possible solution. Gotter Water in Quarriers is ongoing with delivery in 2019.
- 5.8 **Cycling, Walking & Safer Streets:** Tender documents for the design and build project at the Drumfrochar Road, Cornhaddock Street signalised junction are currently being prepared.
- 5.9 **Traffic Safety Measures:** Patrick Street traffic light works are currently out to tender to amend the current layout on Patrick Street and remove the right turn confrontation. Traffic Calming Measures at various priority locations have been selected and measures are currently being designed. Cathcart Street car park amendments to the entrance and exit are complete.
- 5.10 **SPT:** Chapleton Bridge design works will be completed by the end of August 2018 with contractor procurement and construction to follow, service diversion works will be carried out prior to the bridge works. Baker's Brae Route Improvement works are ongoing.
- 5.11 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2018/19 is £1.378m. £623k of assets have been delivered with a further £67k committed. Full budget spend is anticipated for 2018/19. 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.

- 5.12 **Play Areas:** The new play area adjacent to the Inverkip Community Hub has been completed. Works are progressing with the new play area at Gibshill and the refurbished play area / MUGA at the Branchton Community Centre.
- 5.13 **Scheme of Assistance:** The vast majority of this budget funds major adaptations of homes to meet the needs of the disabled occupants, this is largely a demand lead budget, however it is projected to spend £712k.
- 5.14 **Public Space CCTV:** Orders for the full capital budget for CCTV have been placed, Installation programme timetable to be agreed imminently and completion is expected over the next 2 months.

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: Phases 1 and 2 are complete with Phase 3, dealing with the Wallace Place elevation returned from tender, with formal acceptance imminent.

Carriageway Glazed roof: Technical Services have now progressed the detailed design for tender issue stage with documentation issue programmed within the next few weeks.

District Court Room Restoration: Works commenced in March to originally complete in July. As previously reported the project experienced early delays due to complications with the scaffolding design and the loading restrictions. During the course of the downtakings and stripping out there have also been a number of unforeseen additional areas of work in connection with dry rot, remedial wall ties and external stonework deterioration. The Committee is requested to note that the costs in connection with the additional works are currently being quantified but it is likely that additional funding will be required and this will be advised in due course.

- 6.4 **Greenock Cemetery Complex (Ivy House):** Technical Services have progressed production drawings for tender issue with documentation being prepared. The formal planning and listed building consent is in place with a building warrant application submitted.
- 6.5 **King George VI Building:** Following the separate report on the project to the January 2018 Committee, the detailed design has now been progressed for the Phase 1 works which will involve essential roofing, electrical and structural works. Planning and listed building consent is now in place with a building warrant also approved. The Committee is requested to note that interest has been intimated by a local group who wish to enter into a long term lease for the property and who are also investigating funding through the Regeneration Capital Grant Fund (RCGF) from Scottish Government to supplement the residual funding for phase 2.
- 6.6 **Waterfront Leisure Complex Lifecycle Works:** Specialist Mechanical and Electrical consultants have been engaged in connection with the phased approach to services replacement within the complex. The current allocation is addressing boiler replacement, building energy management system and fire/panic alarm subject to available budget and competitive tender. Initial feasibility study and outline proposals have been received and are currently being reviewed.
- 6.7 **Minor Works:** The minor works allowances cover a range of different asset types including farms, reservoirs, allowances for minor demolitions and small capital works across all asset

types. The Committee is requested to note the progress on the following project under this heading:

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. Site start has been delayed due to construction structural co-ordination requirements.

6.8 **Former Tied Houses:** A programme of works is currently on-going addressing lifecycle replacement and improvement works identified from detailed condition surveys.

6.9 **Asset Management Plan – Depots:**

Pottery Street Integrated Depot:

Vehicle Wash Installation: Works commenced on site in July to complete in September.

Fuel Installation: Works commenced on site in July to complete in September.

Pottery Street Office & Depot Refurbishment: Works involve partial demolition and refurbishment of existing offices and depot building. Tender documentation is currently being prepared for issue in August. Formal planning approval is now in place with building warrant application submitted.

6.10 **Kirn Drive Civic Amenity Site:** The Kirn Drive refurbishment will be progressed in two phases with the first phase involving the demolition of the existing depot building and phase 2 addressing the reconfiguration of the civic amenity facility. The Committee is requested to note that the existing civic amenity facility will require to be temporarily closed for the duration of both phases. It should also be noted that phase 1 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 30 June 2018. Expenditure to date is £2.385m (16.36% of the 2018/19 projected spend).

7.2 The current budget is £90.477m. The current projection is £90.477m which means total projected spend is on budget.

7.3 The approved budget for 2018/19 is £14.560m. The committee is projecting to spend £14.577m with net acceleration of £0.035m mainly due to advancement within the RAMP and core roads (£0.031m) and minor works and statutory duty works (£0.111m) offset by slippage in AMP depots (£0.138m).

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 & 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

None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/18	Approved Budget 2018/19	Revised Est 2018/19	Actual to 30/06/18	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<u>Roads</u>								
<u>Core Programme</u>								
Traffic Measures	521	333	188	188	38	0	0	
Cycling, Walking & Safer Streets	108		108	108	20	0	0	
SPT	1,600		1,600	1,600	6	0	0	
Flooding Strategy - Greenock Central	2,216	1,843	373	373	-	0	0	
Flooding Strategy - Future Schemes	1,426	25	501	501	-	900	0	
Kirn Drive Passing Places	200	0	15	25	-	175	0	
Complete on Site	9	0	9	9	-	0	0	
Roads - Core Total	6,080	2,201	2,794	2,804	64	1,075	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,572	17,198	2,234	1,702	420	1,713	2,959	
Footways	3,847	3,189	107	235	13	423	0	
Structures	2,032	1,020	355	303	36	709	0	
Lighting	5,356	3,483	1,316	1,225	182	648	0	
Other Assets	351	0	0	171	2	180	0	
Staff Costs	2,701	1,977	(83)	314	205	410	0	
Roads Asset Management Plan Total	37,859	26,867	3,929	3,950	858	4,083	2,959	0
<u>Roads Total</u>	43,939	29,068	6,723	6,754	922	5,158	2,959	0
<u>Environment & Public Protection Services</u>								
Scheme of Assistance	3,225	0	726	712	84	900	1,613	
Clune Park Regeneration	1,000	0	0	0	-	1,000	0	
Public Space CCTV	201	0	201	201	-	0	0	
Cemetery Development	1,530	30	50	50	-	1,450	0	
Cremator Replacement	1,650	0	200	200	-	1,450	0	
Zero Waste Fund	489	329	40	40	14	60	60	
Vehicles Replacement Programme	16,931	11,842	1,378	1,378	623	1,535	2,176	
Sir Michael Street Play Area - Phase 2	261	169	92	92	-	0	0	
Various Other Play Areas	225	166	19	19	-	40	0	
Play Areas complete on Site	8	0	8	8	-	0	0	
Investment in Park Assets	150	127	23	23	-	0	0	
Park, Cemeteries & Open Spaces AMP	850	107	193	193	38	300	250	
<u>Environment & Public Protection Services Total</u>	26,520	12,770	2,930	2,916	759	6,735	4,099	0
<u>Roads, Environment & Public Protection Services Total</u>	70,459	41,838	9,653	9,670	1,681	11,893	7,058	0

COMMITTEE: ENVIRONMENT & REGENERATION

	1	2	3	4	5	6	7	8
<u>Project Name</u>	<u>Est Total Cost</u>	<u>Actual to 31/3/18</u>	<u>Approved Budget 2018/19</u>	<u>Revised Est 2018/19</u>	<u>Actual to 30/06/18</u>	<u>Est 2019/20</u>	<u>Est 2020/21</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>
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,246	78	78	25	636	0	
Central Gourcock	150	130	20	20	0	0	0	
Bakers Brae Re-alignment	2,660	780	1,376	1,376	434	504	0	
Bakers Brae Re-alignment contribution from SPT grant	(500)	0	(500)	(500)	0	0	0	
Regeneration of Town & Village Centres	2,500	0	200	200	75	800	1,500	
Core Regeneration Total	6,770	2,156	1,174	1,174	534	1,940	1,500	0
Regeneration Services Total	6,770	2,156	1,174	1,174	534	1,940	1,500	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	4,046	0	0	0	0	2,046	2,000	
Feasibility Studies	250	62	68	68	14	120	0	
Greenock Municipal Buildings Window Replacement	250	71	79	99	0	80	0	
Greenock Municipal Buildings Basement Storage	65	46	19	19	0	0	0	
Carriageway Glazed Roof	305	8	102	102	0	195	0	
District Court Room Restoration	465	19	396	396	24	50	0	
Greenock Cemetery - Ivy House Replacement	300	28	187	187	3	85	0	
King George VI Refurbishment	1,000	43	347	347	2	200	410	
Waterfront Leisure Centre Lifecycle Works	700	406	107	107	0	187	0	
Lady Octavia Recreation Centre/Bridgend Rd	260	0	215	215	0	45	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(100)	0	(100)	(100)	0	0	0	
Boglestone Community Centre Car Park	85	35	15	40	0	10	0	
Boglestone Community Centre Roof	300	5	205	205	0	90	0	
<u>Minor Works</u>								
Farms	15		7	5	0	10	0	
Minor Demolitions	20		14	15	2	5	0	
Inverclyde Leisure Properties	100		22	50	25	50	0	
General Works	120		24	70	0	50	0	
Design & Pre-Contract	50		72	50	0	0	0	
Reservoirs	50		50	50	0	0	0	
<u>Statutory Duty Works</u>								
Electrical	30		28	25	0	5	0	
Lightning Protection	10		10	10	0	0	0	
Lifts	10		1	5	1	5	0	
Water	50		19	25	1	25	0	
Gas	15		9	10	0	5	0	
Asbestos	50		17	30	16	20	0	
Fire Risk	50		8	30	4	20	0	
DDA/Equality	160		111	120	7	40	0	
Capital Works on Former Tied Houses	600	104	51	51	45	45	50	350
Complete on Site Allocation	103	7	65	73	7	23	0	
Core Property Assets Total	9,359	834	2,148	2,304	151	3,411	2,460	350
<u>Asset Management Plan:</u>								
<u>Offices</u>								
AMP Offices Complete on site	22	0	0	0	0	22	0	
<u>Depots</u>								
Vehicle Wash Installation	343	40	251	278	5	25	0	
Fuel Installation	300	38	237	237	0	25	0	
Pottery Street Offices & Depot Refurbishment	934	13	771	706	14	215	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	203	0	50	50	0	153	0	
Building Services Depot Upgrade	149	5	44	4	0	140	0	
Depot Demolitions	250	0	0	0	0	100	150	
AMP Depots Complete on Site	78		78	78	0	0	0	
Kirn Drive Civic Amenity Site	360	70	80	20	0	270	0	
Materials Recycling Facility	1,250	994	56	56	0	100	100	
Asset Management Plan Total	3,889	1,160	1,567	1,429	19	1,050	250	0
Property Assets Total	13,248	1,994	3,715	3,733	170	4,461	2,710	350
Regeneration Total	20,018	4,150	4,889	4,907	704	6,401	4,210	350