
Report To: Environment & Regeneration Committee **Date:** 25 October 2018

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration & Resources **Report No:** FIN/104/18/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 8.2 that the projected spend is £90.477m, which means the total projected spend is on budget.

2.3 Expenditure at 31 August is 29% of 2018/19 projected spend, there is net acceleration of £0.204m (1.4%). This is an increase in acceleration of £0.169m (1.16%) from the net acceleration reported to the last committee and is mainly due to advancement within the Bakers Brae Re-alignment (£0.404m), Clune Park regeneration (£0.250m) offset by further slippage in King George VI refurbishment (£0.247m), Boglestone roof (£0.105m), the Carriage Way glazed roof (£0.080m), the Ivy House replacement (£0.087m).

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 the reallocation of funds with respect of the Carriageway Glazed Roof (6.3) and Lady Octavia Recreation Centre/Bridgend Road (6.7).

3.3 That the Committee note the current City Deal progress detailed in 7.0 and Appendix 3.

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:** All 12 carriageway resurfacing schemes are now complete, which includes the two reserve projects at Glen Kinglass Road/Glen Douglas Road and Cloch Road. 3 of the 14 large patching schemes are complete. The remaining 11 are programmed to be completed by the end of March 2019. Proprietary thin surfacing treatment was completed mid-September, with associated ironwork and lining works following immediately afterwards and with a target completion by end of October 2018.
- 5.3 **Footways:** Six of 20 footway schemes are now complete and which includes the 9 reserve schemes. The remaining 14 footway schemes are programmed to be complete by end March 2019. One large patching footway scheme has been completed.
- 5.4 **Street Lighting:** The tender for work package 5 comprising the replacement of 3,500 lanterns, is prepared for commencement in late 2018, with installation works programmed to be completed around March 2019. The column replacement contract, which comprises the renewal of 750 concrete/steel columns with new LED lanterns, will be substantially complete in October 2018.
- 5.5 **Structures:** Cardwell Road Rail Bridge waterproofing works is programmed to start on 15 October 2018. Bogston Ramp is currently being assessed by an external consultant and a new parapet being designed. Auchenoil and Milton Bridge scour protection works are designed and we are awaiting SEPA approval.
- 5.6 **Flood Risk Management (Central Greenock):** Flood Protection works at Crescent Street are currently on site with a completion date in December 2018. The cleaning of the Eastern Line of Falls will follow completion of the Crescent Street project.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** Design drawings for Bouverie Burn have been received from the external consultant and service diversion quotes are being obtained. The contract documents are expected in October. Glen Mosston Burn; Officers are progressing an attenuation solution. Gotter Water is ongoing with delivery in 2019.
- 5.8 **Cycling, Walking & Safer Streets:** The Design and Build tender for the signalling of the Junction at Drumfrochar Road and Cornhaddock Street has been received with works now to be programmed for delivery and coordinated with Bakers Brae.
- 5.9 **Traffic Safety Measures:** Ardgowan Street footway extension and uncontrolled crossing point have been designed and are currently out to tender. This year's priority locations for Traffic Calming Measures are currently being designed.
- 5.10 **SPT:** Port Glasgow Access Improvements; The Princes Street Improvement works have started on site. Greenock Town Access Improvements; Construction works to footways have also started on site. Bus Access Improvements – Chapelton Bridge; Detailed design drawings have been submitted and the service diversion works are programmed to start in November 2018. Gibshill Road Junction Improvements; The improvements to the junction are currently out to tender. Baker's Brae; Route Improvement works are ongoing on site. Quality Bus Corridor;

Schemes to be designed in November 2018. A770 Lunderston Bay Bus Stops; Design works are complete and tender documents are being prepared

- 5.11 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2018/19 is £1.378m. £0.649m of assets have been delivered with a further £0.447m 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:** Gibshill play area and the refurbished play area / MUGA at the Branchton Community Centre are due to be completed by the end of October.
- 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 a largely a demand lead budget, however it is projected to fully use the budget of £712k.
- 5.14 **Public Space CCTV:** Installation of the replacement Public Space CCTV system is progressing well and will be completed soon. The budget will be fully utilised.

6.0 PROGRESS (Regeneration Major Projects)

6.1 Core Regeneration:

Bakers Brae Road Realignment: The Main Contractor, RJ McLeod, took possession of the site on Tuesday 8 May 2018 and the works are currently well underway and due for completion in Spring 2019. The full road closure between Lyndoch St & Ingleston St, scheduled to begin 25 September was implemented on 26 September.

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: The Contractor, Stewart and Shields has commenced enabling works to clear the site in anticipation of the main build starting shortly.

Towns & Villages Environmental Improvements: The 12 week contract to improve the footpaths & carriageway in Princes St Port Glasgow started on site on Monday 17 September 2018.

- 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. Phase 3, dealing with the Wallace Place elevation has been returned from tender with formal acceptance issued and pre-start meeting held. Windows are currently being manufactured however the window manufacturer has reported a delay in delivery of the early batches due to factory production levels. This delay will change the installation programme and require scaffold in place over the Christmas period. The Contractor has suggested a January start to installation and has given assurances that the works will be completed by mid-March.

Carriageway Glazed roof: Tenders have been returned and are currently being evaluated. The Committee is requested to note that the projected overall cost of the project based on the tender return position is in excess of the current budget allocation and it is proposed to increase the allocation from the current unallocated future years general provision to allow the project to proceed. It should also be noted that the works involve the design and construction including

application for formal building warrant and listed building consent and as such the detailed programme will be subject to agreement upon formal legal acceptance.

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 loading restrictions, and more recently in connection with a number of unforeseen additional areas of work addressing dry rot, remedial wall ties and external stonework deterioration. An initial extension of time was awarded and a further extension is anticipated in connection with the above additional works. The current projected completion for internal works is November with external works completion subject to stonework analysis and sourcing to match the existing. 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):** Formal planning and listed building consent is in place with building warrant application submitted. Tender issue is anticipated in October.

6.5 **King George VI Building:** A separate report on the project was submitted to the January 2018 Committee:

Phase 1 – Works will involve essential roofing, electrical and structural works. Planning and listed building consent is now in place with building warrant also approved. Tender document in progress.

Phase 2 – As previously reported interest has been intimated by a local group who wish to enter into a long term lease for the property and who have also investigated funding through the Regeneration Capital Grant Fund (RCGF) from Scottish Government to supplement the residual funding. The stage 1 application has been successful and a stage 2 application is now in progress including the production of a sustainable business plan.

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 following packages of work are being progressed subject to available budget and competitive tender.

Boiler replacement – survey works completed with outline design in progress. The Consultant Engineer has estimated the works at £460k which exceeds the current funding allocation. Given the high priority nature of the works it is intended to allocate a further £230k from future years Core Property General Provision. This includes the necessary temporary boiler plant to ensure business continuity for the duration of the project works. This also addresses the requirement for building energy management upgrade.

Fire/panic alarm – survey works and scoping meeting with Waterfront Building management imminent. Subject to the progression and tender returns for the above, this item will be taken forward from a further future years allocation.

Building energy management system – initial survey works completed, detailed design pending completion of boiler replacement. As noted in the Boiler replacement item above a substantial proportion of this will be addressed as part of that project.

Floating Floor Training Pool – Inverclyde Leisure have commissioned and received a full inspection report for the hydraulic floor of the Training Pool which is used for adjusting the depth at the deep end. The floor was installed shortly after the initial opening of the facility and has now reached the point where it is not fully operational and beyond economical repair. The estimated cost of the replacement is £210k excluding associated electrical work, direct costs and professional fees. Should a replacement floating floor be approved to provide the same functionality, it will be necessary to take forward more detailed feasibility work to establish what technical solutions are available and the implications for Inverclyde Leisure operations during replacement.

6.7 **Lady Octavia Recreation Centre/Bridgend Road:** Work on the first phase involved the extension / expansion of the existing Centre car park was completed in July 2018. The phase 2 works addressing improvements to on street parking are currently being progressed with dialogue on-going with utility providers on the necessary diversions associated with the works. The Committee is requested to note the increased contribution from the Roads Asset Management Plan (RAMP) budget within appendix 2 reflecting the projected total cost of both phases.

6.8 **Boglestone Community Centre**

Car Park: Works involving resurfacing of the existing centre car park and removal of the existing roundabout including the provision of additional car parking spaces have been completed.

Re-Roofing: Initial survey works on the existing roof have previously been completed. Additional targeted disruptive structural survey works are currently on-going to allow preparation of detail drawings for the building warrant. Planning application is imminent. A cost check on the current proposals indicates that addressing the mansard roofing / vertical cladding areas will not be possible within the current budget allocation. Further design solutions/options are being investigated including phasing of the works. Discussions are also on-going with Inverclyde Leisure on co-ordination of these works with their planned investment addressing internal remodelling/upgrade which may impact on the phasing of the roofing works.

6.9 **Clyde Square Piazza:** Works are required to address historic water ingress through the existing concrete deck Piazza affecting retail units below. Although the retail units below are not owned by the Council, the Council's liabilities for maintenance extend to the roof structure / Piazza which serves as an escape route for the adjacent Hector McNeil House. Tenders have been returned and are currently being evaluated. It should be noted that this project is being brought forward to assist in mitigating projected slippage elsewhere on the capital programme.

6.10 **Minor Works**

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.

6.11 **Former Tied Houses:** The allocation addresses lifecycle replacement and improvement works identified from detailed condition surveys. The current programme has been substantially completed with the exception of potential external insulation improvement works which are currently being scoped.

6.12 **Asset Management Plan – Depots:**

Vehicle Wash Installation: Works commenced on site in July and are nearing completion.

Fuel Installation: Works commenced on site in July to complete in October and is progressing to programme.

Pottery Street Office & Depot Refurbishment: Works involve partial demolition and refurbishment of existing offices and depot building. Tenders have recently been returned within budget and are being evaluated. Formal planning approval is in place. Building warrant application has been submitted.

6.13 **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. 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 being prepared. Further to the request at the previous Committee, Officers are investigating whether it is possible to carry out the phase 1 works whilst leaving the civic amenity facility operational. This will be reported separately.

7.0 PROGRESS – City Deal

- 7.1 **Greenock Ocean Terminal:** The planning application for the terminal building has been submitted and the Harbour Revision Order for marine works published the beginning of October following extensive engagement with Transport Scotland.
- 7.2 **Inverkip:** Ongoing discussions with Transport Scotland relating to the design solution has resulted in significant slippage. Revised road improvements as sought by Transport Scotland are the subject of a separate report.
- 7.3 **Inchgreen:** Officers are working on proposals with a view to presenting a Strategic Business Case by the end of the year.

8.0 FINANCIAL IMPLICATIONS

Finance

- 8.1 The figures below detail the position at 31 August 2018. Expenditure to date is £4.277m (29% of the 2018/19 projected spend).
- 8.2 The current budget is £90.477m. The current projection is £90.477m which means total projected spend is on budget.
- 8.3 The approved budget for 2018/19 is £14.542m. The committee is projecting to spend £14.746m with net acceleration of £0.204m due to advancement within the Bakers Brae Re-alignment (£0.404m), Clune park regeneration (£0.250m), other Core property assets (£0.217m) and RAMP and core roads (£0.031m) offset by slippage in King George VI refurbishment (£0.247m), Boglestone roof (£0.105m), the Carriage way glazed roof (£0.080m), the Ivy house replacement (£0.087m) and AMP (£0.188m).
- 8.4 One off Costs

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

Annually Recurring Costs/ (Savings)

8.5

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

9.0 CONSULTATION

9.1 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.

9.2 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.

9.3 Equalities

There are no equalities implications in this report.

9.4 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.

10.0 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 31/08/18	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Roads								
<u>Core Programme</u>								
Traffic Measures	521	333	188	188	165	0	0	
Cycling, Walking & Safer Streets	108		108	108	23	0	0	
SPT	1,600		1,600	1,600	40	0	0	
Flooding Strategy - Greenock Central	2,216	1,843	373	373	3	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	231	1,075	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,572	17,198	2,234	1,702	878	1,713	2,959	
Footways	3,847	3,189	107	235	99	423	0	
Structures	2,032	1,020	355	303	38	709	0	
Lighting	5,356	3,483	1,316	1,225	254	648	0	
Other Assets	351	0	0	171	19	180	0	
Staff Costs	2,701	1,977	(83)	314	253	410	0	
Roads Asset Management Plan Total	37,859	26,867	3,929	3,950	1,541	4,083	2,959	0
Roads Total	43,939	29,068	6,723	6,754	1,772	5,158	2,959	0
Environment & Public Protection Services								
Scheme of Assistance	3,225	0	726	712	243	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	649	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	14	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	47	300	250	
Environment & Public Protection Services Total	26,520	12,770	2,930	2,916	967	6,735	4,099	0
Roads, Environment & Public Protection Services Total	70,459	41,838	9,653	9,670	2,739	11,893	7,058	0

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
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,246	78	78	30	636	0	
Central Gourrock	150	130	20	20	0	0	0	
Bakers Brae Re-alignment	2,660	780	1,376	1,780	844	100	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	223	223	777	1,500	
Core Regeneration Total	6,770	2,156	1,174	1,601	1,097	1,513	1,500	0
Regeneration Services Total								
	6,770	2,156	1,174	1,601	1,097	1,513	1,500	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	3,916	0	0	0	0	1,916	2,000	
Feasibility Studies	250	62	68	30	17	158	0	
Greenock Municipal Buildings Window Replacement	250	71	79	99	6	80	0	
Greenock Municipal Buildings Basement Storage	65	46	19	19	0	0	0	
Carriageway Glazed Roof	350	8	102	22	0	320	0	
District Court Room Restoration	465	19	396	396	65	50	0	
Greenock Cemetery - Ivy House Replacement	300	28	187	100	4	172	0	
King George VI Refurbishment	1,000	43	347	100	2	447	410	
Waterfront Leisure Centre Lifecycle Works	700	406	107	107	0	187	0	
Lady Octavia Recreation Centre/Bridgend Rd	296	0	215	215	97	81	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(136)	0	(100)	(100)	0	(36)	0	
Boglestone Community Centre Car Park	85	35	15	40	32	10	0	
Boglestone Community Centre Roof	300	5	205	100	0	195	0	
Clyde Square Piazza - Roof Membrane	85	0	0	75	0	10	0	
<u>Minor Works</u>								
Farms	15		7	5	1	10	0	
Minor Demolitions	20		14	15	2	5	0	
Inverclyde Leisure Properties	100		22	50	28	50	0	
General Works	120		24	70	0	50	0	
Design & Pre-Contract	50		72	50	6	0	0	
Reservoirs	50		50	50	1	0	0	
<u>Statutory Duty Works</u>								
Electrical	30		28	25	3	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	5	5	0	
Asbestos	50		17	35	35	15	0	
Fire Risk	50		8	30	4	20	0	
DDA/Equality	160		111	120	24	40	0	
Capital Works on Former Tied Houses	600	104	51	70	70	26	50	350
Complete on Site Allocation	103	7	65	73	0	23	0	
Core Property Assets Total	9,359	834	2,148	1,846	404	3,869	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	24	215	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	203	0	50	50	1	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	10	0	280	0	
Materials Recycling Facility	1,250	994	56	16	6	140	100	
Asset Management Plan Total	3,889	1,160	1,567	1,379	37	1,100	250	0
Property Assets Total								
	13,248	1,994	3,715	3,225	441	4,969	2,710	350
Regeneration Total								
	20,018	4,150	4,889	4,826	1,538	6,482	4,210	350

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	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
City Deal								
Greenock Ocean Terminal	9,700	256	2,576	2,576	39	5,500	1,368	
Inverkip	3,250	8	2,000	300	0	2,942	0	
Inchgreen	9,427	0	0	0	0	0	9,427	
City Deal Total	22,377	264	4,576	2,876	39	8,442	10,795	0
City Deal Total	22,377	264	4,576	2,876	39	8,442	10,795	0