
Report to:	Education & Communities Committee	Date:	30 October 2018
Report By:	Head of Inclusive Education, Culture & Communities and Chief Financial Officer	Report No:	EDUCOM/103/18/GM
Contact Officer:	Grant McGovern	Contact No:	712828
Subject:	Communities Capital Programme 2018 - 2021 Progress		

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 2018-2021 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 28th September 2018 is 58.32% of the 2018/19 approved budget (60.30% of the revised projection). Slippage of £55K (3.28%) is projected in connection with the Birkmyre Park Pitch Improvement project as previously reported.

3.0 RECOMMENDATIONS

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

Grant McGovern
Head of Inclusive Education,
Culture & Communities

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

4.1 This report shows the current position of the approved Communities Capital Programme reflecting the allocation of resources approved by the Full Council on 16th March 2018.

5.0 WATT COMPLEX REFURBISHMENT

5.1 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.

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

- West Chimney rebuild 90% complete.
- East Chimney rebuild 95% complete.
- Watt Street stone indents 95% complete.
- Kelly Street stone indents 88% complete.
- Watt Street boundary wall cleaned.
- Slating of Museum roof complete.
- Temporary roof over the Museum has been removed.
- Slating to Library roof 75% complete.
- Lift installation 98% complete.
- Window repairs and rehanging sashes progressing.
- Rot Works to attic progressing.

5.3 As previously reported, the works have experienced some delay on site in connection with adverse weather over the winter period and also in connection with materials availability (stone) which has now been sourced from an alternative quarry. The Contractor continues to have delivery problems with the last few batches of stone and has intimated a further delay beyond the projected completion date of November 2018. To ensure that the return of the Museum Artefacts is not delayed, consideration is being given to taking possession of the Museum interior which would allow the Contractor to continue working externally.

5.4 A report on the anticipated timescales in respect of the closure of the temporary “pop-up” library, archive and museum in Cathcart Street (the Heritage Hub) and the re-instatement of the Watt Library is included on Committee’s agenda.

6.0 NEW COMMUNITY FACILITY BROOMHILL

6.1 The main Broomhill Gardens and Community Hub project completed in June 2017 and is now operational. The remaining expenditure associated with this budget concerns the re-siting of equipment and greenhouses from Caddlehill Street and Environmental works has now been

completed. There is still ground works across site to be completed with target date of the end of December 2018 for completion.

7.0 INVERKIP COMMUNITY HUB – STORAGE

- 7.1 Provision of £50K was made in the 2018/19 budget to expand/increase the storage provision at the recently completed Inverkip Community Hub facility. Design work is ongoing in respect of the proposals which have been adapted to meet the building users' requirements in consultation with the Hub Committee. The application for Planning Consent has been submitted and Building Warrant design is in progress.

8.0 INDOOR BOWLING INVESTMENT

- 8.1 Provision of £100K was made in the 2018/19 budget to carry out works at the Indoor Bowling facility operated by Inverclyde Leisure. At the special meeting of the Education & Communities Committee in June 2018, approval was given to the procurement of a new carpet and lighting through Inverclyde Leisure with any balance of funding allocated to further improvements to the facility. Inverclyde Leisure have completed the work around installing new carpet and lighting to the main facility and painting the outside of the front of the main building. The outstanding balance of the funding will be used to complete an upgrade to the small kitchen area. The schedule of work is due to be completed by the end of March 2019.

9.0 LADY ALICE BOWLING CLUB

- 9.1 Provision of an additional £65K was made in the 2018/19 budget to augment the current earmarked reserve of £145K. The current Appendix 1 has been updated to reflect the total allocation. Officers within Legal Services are currently investigating the Common Good title position and the possibility of altering these through the appropriate legal process which will include a public consultation, to allow a long term lease to be offered to the Club. This would then allow the Club to apply for Lottery or other external funding to supplement the current allocation. The Common Good public consultation has now commenced with completion date in November 2018

10.0 BIRKMYRE PARK PITCH IMPROVEMENTS

- 10.1 The works commenced in June 2018 and have now been completed with a post and wire fence erected around the affected areas to allow the grass to establish. As reported to the September Committee the tenders for this work were returned below budget which accounts for the revised 2018/19 projection and slippage noted in 14.1 below.

11.0 INDOOR SPORTS FACILITY FOR TENNIS

- 11.1 Inverclyde Leisure (IL) have prepared a business case and stage 1 assessment in respect of the provision of a facility within the existing Rankin park site with a view to seeking funding from the Lawn Tennis Association (LTA) and Sportscotland to augment the Council funding that has been made available. The current timeline for LTA consideration of applications is August 2018 with a response anticipated in October 2018. Subject to approval, IL will present a full business plan on this proposal at a Members' Briefing prior to the scheduled Committee meeting 30 October 2018.

12.0 INVERCLYDE LEISURE SPEND TO SAVE

12.1 Provision of £1.3m was made in the 2018/19 budget to invest in two projects at Boglestone Community Centre and Lady Octavia Sports Centre through a spend-to-save arrangement with Inverclyde Leisure. Inverclyde Leisure have prepared a business plan for each facility with proposed works involving re-configuration of internal layouts to improve/increase the facilities available. Proposals are currently being developed through Inverclyde Leisure with detailed building and services surveys substantially completed which will inform the final scope of works.

13.0 LEISURE PITCHES ASSET MANAGEMENT PLAN

13.1 The January 2018 Committee approved the Leisure Pitches Strategy Asset Management Plan and remitted to the budget process the allocation of additional funding to augment the existing Repairs and Renewals Fund allowances for repair and renewal of non-School Estate pitches. The current appendix 1 reflects the allocations over the period 2018-21. The 2018/19 allocation is addressing the rejuvenation of three full size pitches at Drumshantie Road, Gourrock, Broomhill, Greenock and Parklea Pitch 1, Port Glasgow. The works were tendered in a single contract with a formal acceptance issue in June and with works completed over August and September 2018.

14.0 IMPLICATIONS

Finance

14.1 The expenditure at 28th September 2018 is £978K compared to an approved budget of £1.677m. This is expenditure of 58.32% of the approved budget after 50% of the year. The Committee is projecting to spend £1.622m with net slippage of £55K (3.28%) being reported in connection with the tender return position on the Birkmyre Park Pitch Improvements project as reported to the previous Committee.

14.2 The current budget is £6.868m for Communities projects. The Current Projection is £6.868m.

Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000	Comments
Total Communities	6,868	6,868	-	
Total	6,868	6,868	-	

Legal

14.4 There are no legal issues.

Human Resources

14.5 There are no human resources issues.

Equalities

14.6 Has an Equality Impact Assessment been carried out?

YES (see attached appendix)

NO - This report does not introduce a new policy, function or strategy or

X

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

- 14.7 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

15.0 CONSULTATION

- 15.1 The report has been jointly prepared by the Corporate Director Education, Communities & Organisational Development and the Chief Finance Officer.
- 15.2 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.
- 15.3 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.

16.0 LIST OF BACKGROUND PAPERS

- 16.1 Communities Capital Programme Technical Progress Reports October 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

COMMITTEE: EDUCATION & COMMUNITIES

Appendix 1

	1	2	3	4	5	6	7	8	9	10	11
<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 28/09/18</u>	<u>Est 2019/20</u>	<u>Est 2020/21</u>	<u>Future Years</u>	<u>Start Date</u>	<u>Original Completion Date</u>	<u>Current Completion Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>				
Communities											
Watt Complex Refurbishment	2,110	768	903	903	498	439	0	0			
New Community Facility Broomhill	1,747	1,540	207	207	101	0	0	0			
Inverkip Community Hub Storage	50	0	20	20	0	30	0	0			
Indoor Bowling Investment	100	0	60	60	25	40	0	0			
Lady Alice Bowling Club	210	5	5	5	0	200	0	0			
Birkmyre Park Pitch Improvements	364	32	343	288	266	44	0	0			
Indoor Sports Facility For Tennis	500	0	0	0	0	200	300	0			
Inverclyde Leisure Spend to Save - Lady Octavia Sports Centre	470	0	0	0	0	470	0	0			
Inverclyde Leisure Spend to Save - Boglestone Community Centre	830	0	0	0	0	830	0	0			
Leisure Pitches AMP - Lifecycle Fund	361	0	100	100	88	141	120	0			
Complete On Site	126	87	39	39	0	0	0	0			
	6,868	2,432	1,677	1,622	978	2,394	420	0			