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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>17 March 2019</b>
<b>Report By:</b>	<b>Chief Financial Officer and Corporate Director Environment, Regeneration and Resources</b>	<b>Report No:</b>	<b>FIN/28/19/AP/CA</b>
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<b>Subject:</b>	<b>Environment &amp; Regeneration Capital Programme 2018/19 to 2020/21 - 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 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 9.2 that the projected spend is £90.602m, which means the total projected spend is on budget.
- 2.3 Expenditure at 31 December is 56.91% of 2018/19 projected spend, there is net slippage of £0.873m (6.00%). This is an increase in slippage of £0.611m (4.20%) from the net slippage reported to the last Committee and is mainly due to slippage in Flooding (£0.151m), Cremator Development (£0.200m), Sir Michael St Play Area (£0.090m), Carriageway Glazed Roof (£0.061m), Ivy House Replacement (£0.058m) and Statutory Duty Works (£0.052m) offset by acceleration within the Lady Octavia Recreation Centre Contribution (£0.045m) and Play Areas (£0.035m).
- 2.4 In the lead up to EU Withdrawal/Brexit there is evidence of contractors showing some caution in tender returns that may be connected to supply chains and labour market uncertainties.

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee notes 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 notes that the costs in connection with the additional works for the District Court Room restoration are likely to increase and additional funding will be required and this will be advised in due course (7.3).

- 3.3 That the Committee notes the addition of projects to address re-roofing works at Inverclyde Centre for Independent Living and Mechanical & Electrical Upgrades at Boglestone Community Centre and also notes that further projects have been identified utilising the 2019/20 core property assets general provision as part of the on-going review and prioritisation of works based on property condition surveys
- 3.4 That the Committee notes the current City Deal progress detailed in 8.0 and Appendix 3.

**Alan Puckrin**  
**Chief Financial Officer**

**Scott Allan**  
**Corporate Director**  
**Environment, Regeneration & Resources**

## 4.0 BACKGROUND

- 4.1 On March 15 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 (Roads 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 £6.184m comprising core £2.154m and RAMP £4.030m.
- 5.2 **Carriageways:** All 12 major resurfacing schemes are complete. 8 of the 14 large patching schemes are complete. The remaining 6 are programmed to be completed by the end of March. Proprietary thin surfacing treatment is complete.
- 5.3 **Footways:** 15 of 20 footway schemes are now complete which includes the 9 reserve schemes. The remaining 5 footway schemes are programmed to be complete by the end of March. Two large patching footway schemes have also been completed.
- 5.4 **Street Lighting:** Work package 5 comprising the replacement of 3,500 lanterns, has been awarded and lantern erection has now commenced. The column replacement contract which comprises the renewal of 750 concrete/steel columns with new LED lanterns is ongoing and substantially complete.
- 5.5 **Structures:** Cardwell Road Rail Bridge waterproofing works have been postponed until late May. Tender documents for parapet works at Bogston ramp are being prepared. Scour Protection works are complete.
- 5.6 **Flood Risk Management (Central Greenock):** Flood protection works at Crescent Street are complete. The clearing out of Eastern Line of Falls works are currently being prepared.
- 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 main contract documents are being reviewed. Officers are progressing with an attenuation solution at Glen Mosston Burn. Gotter Water design is ongoing.
- 5.8 **Cycling, Walking & Safer Streets:** The signalling of the junction at Drumfrochar Road and Cornhaddock Street is nearing completion.
- 5.9 **Traffic Safety Measures:** Ardgowan Street footway extension and crossing point have commenced. This year's priority locations for Traffic Calming Measures were programmed to start late January however some objections have been received which has delayed delivery of these projects.
- 5.10 **SPT:** Access improvement works at Princes Street, Port Glasgow are progressing on site. Access improvement works to footways in Greenock are complete. Bus Access Improvements at Chapelton Bridge are ongoing with service diversion works complete and the main bridge widening project started in February. Gibshill Road junction improvements are currently being designed. Baker's Brae improvement works are progressing on site. Quality Bus Corridor schemes started in February, and work on A770 Lunderston Bay bus laybys has also commenced.

## **6.0 PROGRESS (Environment & Public Protection Major Projects)**

- 6.1 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2018/19 is £1.378m. £0.858m of assets have been delivered with a further £520k 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.
- 6.2 **Play Areas:** The tender for improvement works at the Sir Michael Street / Ann Street play area was issued 11 January 2019 and works will commence following the evaluation and award of bids.
- 6.3 **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 led budget, and is projected to spend £0.870m.
- 6.4 **Public Space CCTV:** The replacement Public Space CCTV system is now fully installed.

## **7.0 PROGRESS (Regeneration & Property Services Major Projects)**

- 7.1 **Core Regeneration:** A separate update report on all current Riverside Inverclyde projects is being submitted to this Committee.
- 7.2 **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 have been identified below utilising the 2019/20 allocation as part of the on-going review and prioritisation of works based on the property condition surveys.
- 7.3 **Greenock Municipal Buildings**

**Window Replacement:** Phases 1, 2 and 4 are complete. Phase 3, dealing with the Wallace Place elevation commenced on site in January to complete by the end of March. Listed Building Consent for a further phase has been submitted addressing windows at lower ground level on the Wallace Place elevation with a view to progressing these in the new financial year.

**Carriageway Glazed Roof:** The Contractor has been appointed with Listed Building Consent (though the Design & Build Contractor) submitted and approved. Formal building warrant application has been submitted. Manufacture of trusses will commence upon receipt of building warrant approval.

**District Court Room Restoration:** Works commenced in March 2018 to originally complete in July 2018. 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 has been awarded and a further extension in connection with the above additional works is currently being reviewed. The current projected completion for internal works is the end of March. The external works element involving the sandstone lintel has been delayed in connection with Historic Environment Scotland approval which has only recently been received with stone involving a 7 week delivery period. Completion of the external works is also now projected to be the end of March. As previously reported, the Committee is requested to note that the costs in connection with the additional works are currently being quantified but additional funding will be required and this will be advised in due course. It is intended that this will be contained within the current Core Property allocations.

**Clyde Square Elevation Re-roofing:** The January 2019 Committee noted and approved the recommendation to progress a continuation of the general building fabric upgrade of the Greenock Municipal Buildings and the requirement to re-roof the Clyde Square elevation including associated chimney and high level window works. Detail design is progressing with

listed building consent application imminent.

7.4 **Greenock Cemetery Complex (Ivy House):** Formal planning and listed building consent is in place with building warrant application submitted. Tenders were returned significantly over budget requiring a re-design which is currently in progress. A revised listed building consent and warrant application will be required in due course.

7.5 **King George VI Building:**

**Phase 1** – works involve essential roofing, electrical and structural works. Planning, listed building consent and building warrant are all in place. Tenders were returned at the end of November and a formal legal acceptance issued in December 2018. Works are programmed to commence on site mid-February.

**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 the Scottish Government to supplement the residual funding. Following the successful stage 1 application, a stage 2 application was submitted and this was reported to the special Environment & Regeneration Committee of 27 November. The outcome of this is still awaited.

7.6 **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** – detailed design complete with tender documents being prepared and planning application submitted addressing the temporary boiler plant required within the adjacent car park.

**Fire/panic alarm** – this item will be progressed following the boiler replacement works.

**Building energy management system** – this item is partly addressed through the boiler replacement project.

**Training Pool Floating Floor** – refer to the separate report also on the agenda for this Committee.

7.7 **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 has been returned from tender within budget. Scottish Power utility diversion work is programmed to commence in February with the balance of works prior to the end of the financial year.

7.8 **Boglestone Community Centre**

**Car Park:** The resurfacing of the existing centre car park and removal of the existing roundabout including the provision of additional car parking was completed in summer 2018.

**Re-Roofing:** Planning approval is in place with building warrant drawings currently being prepared. As previously reported the work will be taken forward in phases with priority given to the areas affected by the separate Inverclyde Leisure investment reported through the Education & Communities capital programme.

**Mechanical & Electrical Services Upgrade:** Technical Services have taken forward a targeted survey of the mechanical and electrical installations to inform a more detailed investment plan for the property which is currently in overall condition rating C (Poor). This has confirmed that the majority of the installations are approaching or past end of life and a phased programme of lifecycle replacement is now required. The Committee is requested to note the allocation of £100K from future years Core Property Services provision to address main

switchboard and electrical distribution replacement and partial upgrade of mechanical ventilation. It should also be noted that this work is proposed to be taken forward as part of the current Inverclyde Leisure investment in the facility as that work will not be able to proceed without core services infrastructure upgrade which will address compliance with current building standards.

- 7.9 **Clyde Square Piazza:** Works are currently progressing on site with anticipated completion by the end of March.
- 7.10 **Inverclyde Centre for Independent Living:** The Committee is requested to note the addition of a project to address re-roofing works at this property. The building includes a large area which deals with the sterilisation and storage of health care equipment. The existing roof is of asbestos cement panel construction which are life expired and in need of replacement. The Health and Social Care Partnership are also taking forward a separately funded project to address an upgrade of the store to address compliance with the published 'Infection Control Guidelines for Community Equipment and Wheelchair Services'. This work requires the store to be relocated for the duration of the upgrade works and provides an opportunity to address the required roofing work which would also require vacant possession therefore minimising disruption to the service. The allocation of £200,000 is being met from the Core Property Service General allocation.

#### 7.11 **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 structural co-ordination requirements and will be confirmed when agreed with the contractor.

**Greenock Municipal Buildings Town Hall Stair to Former Court Room:** A works order has been issued with site start anticipated in February subject to the delivery of the specified carpet.

- 7.12 **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 and which will be considered for spring/summer 2019.

#### 7.13 **Asset Management Plan – Depots:**

##### **Pottery Street Integrated Depot:**

**Vehicle Wash Installation:** Works commenced on site in July and were completed in November. The contractor and design team have investigated a water pressure issue affecting operation of the new facility and this will be resolved by the installation of an additional water tank programmed for installation in March.

**Fuel Installation:** Works commenced on site in July with power and fuel apparatus now installed. Commissioning is scheduled for mid-February. Upon completion, the existing fuel installation will be decommissioned. This is programmed for early March.

**Pottery Street Office & Depot Refurbishment:** Works involve partial demolition and refurbishment of existing offices and depot building. Works commenced on site in January to complete in April 2019. Demolition and duntakings works are now complete with internal structural alterations in progress.

**East Hamilton Street Car Parking:** Works involve the formation of additional parking spaces in the area of the former east Hamilton Street Offices including infrastructure for the planned expansion of the Council's electric vehicle fleet. Work commenced in January to complete by the end of the financial year.

**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. Works are programmed to commence on completion of the Pottery Street Office & Depot refurbishment project above. Design work is progressing with building warrant applied for.

## 8.0 PROGRESS – City Deal

- 8.1 **Greenock Ocean Terminal:** The planning application for the terminal building has been submitted and will be considered by the Planning Board in early 2019. The Harbour Revision Order for marine works was published at the beginning of October and has now been approved.
- 8.2 **Inverkip:** Ongoing discussions with Transport Scotland relating to the design solution has resulted in significant slippage. A separate report regarding the current position is elsewhere on the agenda.
- 8.3 **Inchgreen:** Following approval by the November Committee the Strategic Business case was submitted to the PMO with cabinet approving this on 12 February.

## 9.0 FINANCIAL IMPLICATIONS

### Finance

- 9.1 The figures below detail the position at 31 December 2018. Expenditure is £7.779m (56.91% of the 2018/19 projected spend).
- 9.2 The current budget is £90.602m. The current projection is £90.602m which means total projected spend is on budget.
- 9.3 Expenditure at 31 December is 55.09% of 2018/19 projected spend, there is net slippage of £0.873m (6.00%). This is an increase in slippage of £0.611m (4.20%) from the net slippage reported to the last Committee and is mainly due to slippage in Pottery Street (£0.371m), SPT (£0.350m), Flooding Strategy – Future Schemes (£0.451m), King George VI Refurbishment (£0.247m), Cremator Replacement (£0.200m), Boglestone Community Centre Roof (£0.190m) and Ivy House replacement (0.145m) offset by acceleration within the Bakers Brae Realignment (£0.204m), Enterprise Hub (£0.200m), Play Areas (£0.073m), Clune Park Regeneration (£0.320m), Scheme of Assistance (£0.144m), RAMP (£0.101m), Clyde Square Piazza Roof Membrane (£0.075m) and Regeneration of Town and Village Centres (£0.099m).
- 9.4 One off Costs

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

### Annually Recurring Costs/ (Savings)

9.5

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

## **10.0 CONSULTATION**

### **10.1 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.

### **10.2 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.

### **10.3 Equalities**

There are no equalities implications in this report.

### **10.4 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.

## **11.0 LIST OF BACKGROUND PAPERS**

### **11.1 None.**



## COMMITTEE: ENVIRONMENT &amp; 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 31/12/18	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Roads</b>								
<u>Core Programme</u>								
Traffic Measures	521	333	188	188	154	0	0	
Cycling, Walking & Safer Streets	108	0	108	108	23	0	0	
SPT	1,600	0	1,600	1,250	191	350	0	
Flooding Strategy - Greenock Central	2,216	1,843	373	373	195	0	0	
Flooding Strategy - Future Schemes	1,426	25	501	50	0	451	900	
Kirn Drive Passing Places	200	0	15	25	0	0	175	
Complete on Site	9	0	9	9	0	0	0	
<b>Roads - Core Total</b>	<b>6,080</b>	<b>2,201</b>	<b>2,794</b>	<b>2,003</b>	<b>563</b>	<b>801</b>	<b>1,075</b>	<b>0</b>
<u>Roads Asset Management Plan</u>								
Carriageways	23,572	17,198	2,234	1,782	1,313	1,400	3,192	
Footways	3,847	3,189	107	335	148	323	0	
Structures	2,032	1,020	355	203	60	309	500	
Lighting	5,356	3,483	1,316	1,225	578	648	0	
Other Assets	351	0	0	171	44	120	60	
Staff Costs	2,701	1,977	(83)	314	349	310	100	
<b>Roads Asset Management Plan Total</b>	<b>37,859</b>	<b>26,867</b>	<b>3,929</b>	<b>4,030</b>	<b>2,492</b>	<b>3,110</b>	<b>3,852</b>	<b>0</b>
<b>Roads Total</b>	<b>43,939</b>	<b>29,068</b>	<b>6,723</b>	<b>6,033</b>	<b>3,055</b>	<b>3,911</b>	<b>4,927</b>	<b>0</b>
<b>Environment &amp; Public Protection Services</b>								
Scheme of Assistance	3,225	0	726	870	518	742	1,613	
Clune Park Regeneration	1,000	0	0	320	127	0	680	
Public Space CCTV	201	0	201	201	0	0	0	
Cemetery Development	1,530	30	50	50	0	50	1,400	
Cremator Replacement	1,650	0	200	0	0	1,650	0	
Zero Waste Fund	489	329	40	40	34	60	60	
Vehicles Replacement Programme	16,931	11,842	1,378	1,378	858	1,400	2,311	
Sir Michael Street Play Area - Phase 2	261	169	92	2	0	90	0	
Various Other Play Areas	373	166	42	205	193	2	0	
Play Areas complete on Site	8	0	8	8	0	0	0	
Investment in Park Assets	127	127	0	0	0	0	0	
Park, Cemeteries & Open Spaces AMP	850	107	193	193	76	200	350	
<b>Environment &amp; Public Protection Services Total</b>	<b>26,645</b>	<b>12,770</b>	<b>2,930</b>	<b>3,267</b>	<b>1,806</b>	<b>4,194</b>	<b>6,414</b>	<b>0</b>
<b>Roads, Environment &amp; Public Protection Services Total</b>	<b>70,584</b>	<b>41,838</b>	<b>9,653</b>	<b>9,300</b>	<b>4,861</b>	<b>8,105</b>	<b>11,341</b>	<b>0</b>

## COMMITTEE: ENVIRONMENT &amp; 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 31st December 2018	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Regeneration and Planning</b>								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,246	78	78	38	36	600	
Central Gourrock	150	130	20	20	0	0	0	
Bakers Brae Re-alignment	2,360	780	1,376	1,580	1,497	0	0	
Bakers Brae Re-alignment contribution from SPT grant	(500)	0	(500)	(500)	(495)	0	0	
Enterprise Hub	300	0	0	100	0	200	0	
Regeneration of Town & Village Centres	2,500	0	200	299	299	351	1,850	
<b>Core Regeneration Total</b>	<b>6,770</b>	<b>2,156</b>	<b>1,174</b>	<b>1,577</b>	<b>1,339</b>	<b>587</b>	<b>2,450</b>	<b>0</b>
<b>Regeneration Services Total</b>	<b>6,770</b>	<b>2,156</b>	<b>1,174</b>	<b>1,577</b>	<b>1,339</b>	<b>587</b>	<b>2,450</b>	<b>0</b>
<b>Property Assets</b>								
<u>Core Property Assets</u>								
General Provision	1,776	0	0	0	0	0	1,776	
Feasibility Studies	250	62	68	53	53	0	135	
Greenock Municipal Buildings Window Replacement	250	71	79	65	6	64	50	
Greenock Municipal Buildings Basement Storage	75	46	19	24	0	5	0	
Carriageway Glazed Roof	350	8	102	41	1	291	10	
District Court Room Restoration	465	19	396	396	291	50	0	
Greenock Cemetery - Ivy House Refurbishment	300	28	187	42	42	158	72	
King George VI Refurbishment	1,000	43	347	100	21	300	557	
Waterfront Leisure Centre Lifecycle Works	930	406	107	30	4	264	230	
Lady Octavia Recreation Centre/Bridgend Rd	296	0	215	278	238	18	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(136)	0	(100)	(118)	0	(18)	0	
Boglestone Community Centre Car Park	85	35	15	40	32	10	0	
Boglestone Community Centre Roof	300	5	205	15	0	155	125	
Clyde Square Piazza - Roof Membrane	85	0	0	75	0	10	0	
Greenock Municipal Buildings - Clyde Square Re-roofing	1,020	0	0	25	0	790	205	
Inverclyde Center for Independent Living - Re-roofing	200	0	0	10	0	170	20	
Boglestone Community Centre - Mechanical & Electrical Services Upgrade	100	0	0	0	0	100	0	
<u>Minor Works</u>								
Farms	15	0	7	5	1	10	0	
Minor Demolitions	40	0	14	15	2	15	10	
Inverclyde Leisure Properties	200	0	22	75	48	50	75	
General Works	200	0	24	75	4	83	42	
Design & Pre-Contract	100	0	72	50	9	50	0	
Reservoirs	100	0	50	50	1	30	20	
<u>Statutory Duty Works</u>								
Electrical	60	0	28	25	5	20	15	
Lightning Protection	20	0	10	5	0	15	0	
Lifts	20	0	1	5	2	10	5	
Water	80	0	19	20	7	25	35	
Gas	25	0	9	15	7	5	5	
Asbestos	100	0	17	46	46	22	32	
Fire Risk	100	0	8	30	6	40	30	
DDA/Equality	250	0	111	126	126	44	80	
Capital Works on Former Tied Houses	600	104	51	87	87	9	50	350
Complete on Site Allocation	103	7	65	5	0	0	91	
<b>Core Property Assets Total</b>	<b>9,359</b>	<b>834</b>	<b>2,148</b>	<b>1,710</b>	<b>1,039</b>	<b>2,795</b>	<b>3,670</b>	<b>350</b>
<u>Asset Management Plan:</u>								
<u>Offices</u>								
AMP Offices Complete on site	22	0	0	22	0	0	0	
<u>Depots</u>								
Vehicle Wash Installation	361	40	251	321	321	0	0	
Fuel Installation	300	38	237	237	155	25	0	
Pottery Street Offices & Depot Refurbishment	934	13	771	400	36	321	200	
East Hamilton Street Parking	70	0	0	60	0	10	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	115	0	50	22	22	0	93	
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	0	78	0	0	0	78	
Kirn Drive Civic Amenity Site	360	70	80	10	0	230	50	
Materials Recycling Facility	1,250	994	56	6	6	10	240	
<b>Asset Management Plan Total</b>	<b>3,889</b>	<b>1,160</b>	<b>1,567</b>	<b>1,082</b>	<b>540</b>	<b>836</b>	<b>811</b>	<b>0</b>
<b>Property Assets Total</b>	<b>13,248</b>	<b>1,994</b>	<b>3,715</b>	<b>2,792</b>	<b>1,579</b>	<b>3,631</b>	<b>4,481</b>	<b>350</b>
<b>Regeneration Total</b>	<b>20,018</b>	<b>4,150</b>	<b>4,889</b>	<b>4,369</b>	<b>2,918</b>	<b>4,218</b>	<b>6,931</b>	<b>350</b>

