
Report To: Environment & Regeneration Committee **Date:** 2 May 2019

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration and Resources **Report No:** FIN/46/19/MT/CA

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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 £90.732m, which means the total projected spend is on budget.
- 2.3 Expenditure at 28 February is 81.34% of 2018/19 projected spend, there is net slippage of £0.418m (2.87%). This is a decrease in slippage of £0.455m (3.13%) from the net slippage reported to the last Committee and is mainly due to slippage in Flooding (£0.160m) offset by acceleration within Regeneration of Town & Village Centres (£0.248m), District Court Room Restoration (£0.050m), Feasibility Studies (£0.039m), Minor Works (£0.077m), Statutory Duty Works (£0.093m) and Clune Park Regeneration (£0.111m).
- 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 (6.3).
- 3.3 That the Committee notes the addition of the project for the refurbishment of the Finance area of the Greenock Municipal Buildings.
- 3.4 That the Committee notes 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 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 (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 £5.811m comprising core £1.809m and RAMP £4.002m.
- 5.2 **Carriageways:** All 12 major resurfacing schemes are complete. 3 additional reserve schemes have also been completed. 13 of 15 large patching schemes are complete. 2 large patching schemes have been postponed due to other ongoing construction works. Proprietary thin surfacing treatment is complete.
- 5.3 **Footways:** All 20 footway schemes are now complete which includes the 9 reserve schemes. Two large patching footway schemes have also been completed.
- 5.4 **Street Lighting:** LED Lanterns Work Package 5 comprising the replacement of approximately 3,500 lanterns is progressing well with the bulk installed by the end of financial year 2018/19; the remaining approximately 500 lanterns will be erected in the first half of April 2019. The 2018 column replacement contract which comprised the renewal of approximately 750 concrete/steel columns with new LED lanterns is complete and is in its one year maintenance period. Design work has commenced on the 2019/20 column replacement contract, and this will be taken to tender in the coming months – this will comprise the renewal of approximately 700 life expired columns.
- 5.5 **Structures:** Cardwell Road Rail Bridge waterproofing works have been programmed to commence on 13th May 2019. Tender documents for parapet works at Bogston ramp have been completed and are ready for tender. 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 complete.
- 5.9 **Traffic Safety Measures:** Ardgowan Street footway extension and crossing is complete. 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 complete. 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 starts in April. Gibshell Road junction improvements design is complete. Baker's Brae improvement works are complete. Quality Bus Corridor schemes are complete. Greenock Town Centre Improvements are complete.

- 5.11 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2018/19 was £1.378m and the full budget was spent.
- 5.12 **Play Areas:** Works are due to commence at the Sir Michael Street/Ann Street play area.
- 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 led budget, and is projected to spend £0.870m.
- 5.14 **Public Space CCTV:** The replacement Public Space CCTV system is now fully installed.

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 with all works practically complete by end of March 2019. Resurfacing of the "old" Baker Street will be completed week ending 26 April 2019.

Port Glasgow Town Centre Regeneration: The end of the DLP period for Phase 1 Spur road expired on 9 March 2019 and the contractor is currently attending to outstanding defects in advance of settling the final account. The Council's Property Manager has reopened discussions with the owners of the three remaining properties that require to be purchased at the rear of the town hall to allow progression with Phase 2 Civic Square.

Baker Street Food & Drink Hub: The building warrant was approved on 24 December 2018. Stewart and Shields erected site fencing on 18 February 2019. The contract works commenced on 4 March 2019 and the programme is 40 working weeks.

Towns & Villages Environmental Improvements: The contract to improve the footpaths and carriageway in Princes Street, Port Glasgow started on site on Monday 17 September 2018 almost all work was completed in March 2019. All small works at Port Glasgow, Quarrier's, Kilmacollm, Gourock, Inverkip and Wemyss Bay are now complete.

West Blackhall Street and Town connections: The design team have completed their first stage commission for works up to RIBA Stage 3. However the planning application submission for the scheme approved to date has been put on hold whilst Inverclyde Council investigate a potential Sustrans Grant application.

- 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 continue to be identified as part of the on-going review and prioritisation of works based on the property condition surveys. Externally procured elemental condition surveys (based on Scottish Government Guidance) are undertaken on the basis of a 5 year rolling programme with an annual review carried out by Property Services to provide an overall rating reported as part of the range of Statutory Performance Indicators. The next 5 yearly external condition surveys are due in 2019 and the procurement of those is currently on-going with a view to carrying out and completing the surveys over 2nd and 3rd Quarters 2019.

6.3 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 and is substantially complete with the scaffolding currently being removed. 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 early May. The external works element involving the sandstone lintel has been delayed in connection with the delivery of the stone and is now projected to be completed by early June. 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 received and building warrant submitted.

Finance Wing, First Floor: The Committee is requested to note the addition of a project to refurbish the first floor of the Finance Wing of the Municipal Buildings to address core condition and suitability of the accommodation. The works will include the removal of a raised floor which was previously installed to provide a ventilated space for ICT equipment and which is now redundant, the removal of internal partitions to optimise the operational floor space, and the removal of suspended ceilings including reinstatement of damaged cornices. The electrics and IT installations will be completely modernised to provide a modern office environment within the restored listed building. The detailed design works have been progressed, with listed building consent and warrant applications submitted. The estimated cost of the works is £250K subject to final cost check of the detail design proposals with funding allocated from a combination of the residual Office AMP budget allocation £130K and Core Property General provision £120K.

6.4 **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 has now progressed to stage 2 and a cost check currently being prepared. A revised listed building consent and warrant application will be required in due course.

6.5 **King George VI Building:**

A separate report on this project is included on the agenda for this Committee.

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

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 – a report addressing this item was submitted to the Policy and Resources Committee of 26 March 2019. The replacement of the Waterfront Training Pool

moveable floor and its funding options will be considered as part of a joint Council and Inverclyde Leisure Trust (ILT) approach to an investment programme based on an ILT Asset Management Plan which will be developed for consideration as part of the 2020/23 budget planning.

6.7 **Lady Octavia Recreation Centre/Bridgend Road:** Works on the first phase involved the extension / expansion of the existing centre car park were completed in July 2018. The phase 2 works addressing improvements to on-street parking including utility diversion works have now been substantially completed with minor road marking works to follow.

6.8 **Boglestone Community Centre**

Re-Roofing: Planning approval is in place with building warrant drawings currently being prepared for phase 1. 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: Property Services are currently liaising with Inverclyde Leisure Trust to co-ordinate works through the planned ILT project/investment.

6.9 **Clyde Square Piazza:** Works are substantially completed subject to the Contractor addressing quality issues with the finished slabbed surface.

6.10 **Inverclyde Centre for Independent Living:** Detailed design has been progressed with building warrant submitted. Production drawings in progress to allow tender document preparation.

6.11 **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: Painterwork is 50% complete, handrails are in manufacture with works to be fully complete by end of April.

6.12 **Asset Management Plan – Depots:**

Pottery Street Integrated Depot:

Vehicle Wash Installation: The works are complete and the system is operational.

Fuel Installation: Fuelling system is operational with staff training complete. Currently running down the old supply prior to decommissioning and removal.

Pottery Street Office & Depot Refurbishment: Works involve partial demolition and refurbishment of existing offices and depot building. Works commenced on site in January to originally complete in April 2019. Demolition and downtakings works are now complete with internal structural alterations progressing. Additional works to the building services including the underground drainage have been required which were uncovered as part of the stripping out / partial demolitions. The contractor is currently indicating a completion in early May.

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. Works are now complete.

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.

Phase 1 Depot Demolition: Tender document preparation is in progress with tender issue imminent.

Phase 2 Civic Amenity Alterations: Production drawings are in progress with building warrant submitted.

7.0 PROGRESS – City Deal

7.1 **Greenock Ocean Terminal:** The planning application for the terminal building has been approved

7.2 **Inverkip:** Ongoing discussions with Transport Scotland relating to the design solution has resulted in significant slippage.

7.3 **Inchgreen:** Following approval by the November Committee the Strategic Business case was submitted to the PMO with cabinet approving this on 12 February.

8.0 FINANCIAL IMPLICATIONS

Finance

8.1 The figures below detail the position at 28 February 2019. Expenditure is £11.488m (81.34% of the 2018/19 projected spend).

8.2 The current budget is £90.732m. The current projection is £90.732m which means total projected spend is on budget.

8.3 Expenditure at 28 February is 81.34% of 2018/19 projected spend, there is net slippage of £0.418m (2.87%). This is an decrease in slippage of £0.455m (3.13%) from the net slippage reported to the last Committee and is mainly due to slippage in Pottery Street (£0.394m), SPT (£0.335m), Flooding Strategies (£0.611m), King George VI Refurbishment (£0.246m), Cremator Replacement (£0.200m), Boglestone Community Centre Roof (£0.192m) and Ivy House replacement (£0.132m) offset by acceleration within the Bakers Brae Realignment (£0.204m), Enterprise Hub (£0.100m), Play Areas (£0.073m), Clune Park Regeneration (£0.431m), Scheme of Assistance (£0.144m), District Court Room Restoration (£0.050m), Minor Works (£0.158m), Statutory Duty Works (£0.138m), Clyde Square Piazza Roof Membrane (£0.040m) and Regeneration of Town and Village Centres (£0.347m).

8.4 One off Costs

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

8.5 Annually Recurring Costs/ (Savings)

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 and 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, Policy 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

10.1 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 28/02/19	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	154	154	34	0	
Cycling, Walking & Safer Streets	108	0	108	108	46	0	0	
SPT	1,600	0	1,600	1,265	737	335	0	
Flooding Strategy - Greenock Central	2,216	1,843	373	223	208	150	0	
Flooding Strategy - Future Schemes	1,426	25	501	40	0	461	900	
Kirn Drive Passing Places	200	0	15	10	3	0	190	
Complete on Site	9	0	9	9	0	0	0	
Roads - Core Total	6,080	2,201	2,794	1,809	1,148	980	1,090	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,572	17,198	2,234	1,712	1,570	1,470	3,192	
Footways	3,847	3,189	107	408	338	250	0	
Structures	2,032	1,020	355	81	81	431	500	
Lighting	5,356	3,483	1,316	1,225	1,089	648	0	
Other Assets	351	0	0	151	134	140	60	
Staff Costs	2,701	1,977	(83)	425	395	199	100	
Roads Asset Management Plan Total	37,859	26,867	3,929	4,002	3,607	3,138	3,852	0
Roads Total	43,939	29,068	6,723	5,811	4,755	4,118	4,942	0
Environment & Public Protection Services								
Scheme of Assistance	3,225	0	726	870	692	742	1,613	
Clune Park Regeneration	1,000	0	0	431	431	0	569	
Public Space CCTV	201	0	201	201	168	0	0	
Cemetery Development	1,530	30	50	50	7	50	1,400	
Cremator Replacement	1,650	0	200	0	0	1,650	0	
Zero Waste Fund	489	329	40	53	53	47	60	
Vehicles Replacement Programme	16,931	11,842	1,378	1,378	1,192	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	200	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	165	200	350	
Environment & Public Protection Services Total	26,645	12,770	2,930	3,391	2,908	4,181	6,303	0
Roads, Environment & Public Protection Services Total	70,584	41,838	9,653	9,202	7,663	8,299	11,245	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 28/02/19	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	81	81	633	0	
Central Gourrock	150	130	20	20	0	0	0	
Bakers Brae Re-alignment	2,360	780	1,376	1,580	1,575	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	547	547	103	1,850	
Core Regeneration Total	6,770	2,156	1,174	1,828	1,708	936	1,850	0
Regeneration Services Total	6,770	2,156	1,174	1,828	1,708	936	1,850	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	1,656	0	0	0	0	0	1,656	
Feasibility Studies	250	62	68	92	87	0	96	
Greenock Municipal Buildings Window Replacement	250	71	79	85	67	44	50	
Greenock Municipal Buildings Basement Storage	75	46	19	24	3	5	0	
Carriageway Glazed Roof	350	8	102	41	21	291	10	
District Court Room Restoration	465	19	396	446	354	0	0	
Greenock Cemetery - Ivy House Refurbishment	300	28	187	55	55	145	72	
King George VI Refurbishment	2,212	43	347	870	18	742	557	
Waterfront Leisure Centre Lifecycle Works	930	406	107	27	17	267	230	
Lady Octavia Recreation Centre/Bridgend Rd	296	0	215	283	238	13	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(136)	0	(100)	(113)	0	(23)	0	
Boglestone Community Centre Car Park	85	35	15	32	32	18	0	
Boglestone Community Centre Roof	300	5	205	13	13	157	125	
Clyde Square Piazza - Roof Membrane	85	0	0	40	36	45	0	
Greenock Municipal Buildings - Clyde Square Re-roofing	1,020	0	0	23	0	792	205	
Inverclyde Center for Independent Living - Re-roofing	200	0	0	5	0	175	20	
Boglestone Community Centre - Mechanical & Electrical Services Upgrade	100	0	0	0	0	100	0	
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	250	0	0	2	2	238	10	
<u>Minor Works</u>								
Farms	15	0	7	5	1	10	0	
Minor Demolitions	40	0	14	3	3	27	10	
Inverclyde Leisure Properties	200	0	22	105	62	20	75	
General Works	200	0	24	134	73	24	42	
Design & Pre-Contract	100	0	72	50	48	50	0	
Reservoirs	100	0	50	50	6	30	20	
<u>Statutory Duty Works</u>								
Electrical	60	0	28	23	10	22	15	
Lightning Protection	18	0	10	7	2	11	0	
Lifts	20	0	1	5	2	10	5	
Water	80	0	19	43	7	2	35	
Gas	27	0	9	27	22	0	0	
Asbestos	100	0	17	55	50	13	32	
Fire Risk	100	0	8	28	14	42	30	
DDA/Equality	250	0	111	156	150	14	80	
Capital Works on Former Tied Houses	600	104	51	108	102	0	38	350
Complete on Site Allocation	103	7	65	5	5	0	91	
Core Property Assets Total	10,701	834	2,148	2,729	1,500	3,284	3,504	350
<u>Asset Management Plan:</u>								
<u>Offices</u>								
AMP Offices Complete on site	22	0	0	22	10	0	0	
<u>Depots</u>								
Vehicle Wash Installation	361	40	251	321	318	0	0	
Fuel Installation	300	38	237	237	163	25	0	
Pottery Street Offices & Depot Refurbishment	934	13	771	377	37	344	200	
East Hamilton Street Parking	70	0	0	63	1	7	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	115	0	50	75	75	0	40	
Building Services Depot Upgrade	149	5	44	0	0	144	0	
Depot Demolitions	250	0	0	0	0	100	150	
AMP Depots Complete on Site	78	0	78	23	0	0	55	
Kirn Drive Civic Amenity Site	360	70	80	10	7	230	50	
Materials Recycling Facility	1,250	994	56	6	6	10	240	
Asset Management Plan Total	3,889	1,160	1,567	1,134	617	860	735	0
Property Assets Total	14,590	1,994	3,715	3,863	2,117	4,144	4,239	350
Regeneration Total	21,360	4,150	4,889	5,691	3,825	5,080	6,089	350

