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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>29 August 2019</b>
<b>Report By:</b>	<b>Chief Financial Officer and Corporate Director Environment, Regeneration and Resources</b>	<b>Report No:</b>	<b>FIN/76/19/AP/CA</b>
<b>Contact Officer:</b>	<b>Carol Alderson</b>	<b>Contact No:</b>	<b>01475 712264</b>
<b>Subject:</b>	<b>Environment &amp; Regeneration Capital Programme 2019/20 to 2022/23 - 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 £100.430m, which means the total projected spend is on budget.
- 2.3 Expenditure at 30 June is 10.94% of 2019/20 projected spend, there is net slippage of £1.027m (8.20%) being reported due to slippage within Cremator Replacement (£1.147m) and Ivy House replacement (£0.120m) offset by advancement within the RAMP and core roads (£0.073m) and Inverclyde Centre for Independent Living (£0.170m).

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2019/23 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.
- 3.2 The Committee is requested to note the current over expenditure of £0.028m for the District Court Room Restoration and a more detailed report on the final position will be brought back to a future Committee upon agreement of the final account for the project. The Committee is also requested to note that any over expenditure will be contained within the Core Property Services General Provision.
- 3.3 That the Committee approves the allocation of a further £0.060m of Town Centre Funding to the Lyle Fountain restoration.

Alan Puckrin  
Chief Financial Officer

Scott Allan  
Corporate Director  
Environment, Regeneration  
& Resources

## 4.0 BACKGROUND

4.1 On March 21 2019 the Council approved the 2019/23 Capital Programme. This effectively continued the previously approved 2018/21 Capital Programme to 2019/23, 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 Major Projects)

5.1 **Carriageways:** 6 of 11 capital schemes programmed for 2019/20 are complete with an additional 4 reserve schemes also programmed for 2019/20. 4 of 18 large patching schemes are complete with Surface Dressing completed in July.

5.2 **Footways:** 3 of 12 footway resurfacing schemes now complete.

5.3 **Street Lighting:** LED Lanterns Work Package 5 comprising approximately 3,500 lanterns is complete. The 2019/20 column replacement contract which consists of the replacement of approximately 750 life expired columns is being prepared for tender in August/September.

5.4 **Structures:** Cardwell Rail Bridge waterproofing works now complete. Bogston Ramp parapet replacement works are now on site. Newton Street Bridge is currently being assessed by an external contractor.

5.5 **Flood Risk Management (Central Greenock):** A SEPA license has been applied for to carry out the removal of debris and clean the Eastern Line of Falls.

5.6 **Flood Risk Management (Flood Risk Management Plan):** Bouverie Burn service diversion quotes have now been returned and tender documents are being prepared. Officers are progressing proposals regarding attenuation works at Glen Mosston Burn and are in discussion with land owners. Gotter Water service diversion costs are currently being obtained.

5.7 **Cycling, Walking & Safer Streets:** Buildouts have started at Robertson Street. Access and Traffic Calming proposals at Sinclair Street Bridge are out for public consultation.

5.8 **SPT:** Chapelton Bridge Works are now complete after delays due to unforeseen ground conditions resulting in re-design elements. The tender has been awarded for the installation of traffic lights on Container Way. Tender documents are being prepared for junction widening works at Gibshill Road/Weir Street.

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

6.1 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2019/20 is £1.301m. £0.232m of assets has been delivered with a further £0.389m committed. Full budget spend is anticipated for 2019/20. 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:** Sir Michael Street Phase 2 - Contractor is on site. Additional work to the high wall at the back of the site is too expensive and cannot be undertaken within budget and will not proceed. Synthetic carpet has been installed. Brick wall construction subject to delivery of copes - awaiting confirmation. Seeding to be held back until September. All works due for completion by 2 September 2019.

6.3 **Cemetery Development:** A final report is currently being established to the hydrology department at SEPA, a meeting with SEPA will be convened with our intended proposals for extending Knocknairshill Cemetery subject to their approval. A report elsewhere on this agenda addresses the purchase of land at Kilmacolm Cemetery.

6.4 **Cremator Replacement:** An appointment of a Project Manager has now been completed, a site investigations (SI), building Survey and a Wild Life Survey are current being undertaken at Greenock Crematorium. Tender for the Cremators is being prepared and once the results of this are known plans for alterations to the building will be progressed. Installation will be in early 2020/21 and slippage of £1.147m is being projected.

6.5 **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, however it is projected to spend £0.653m.

## 7.0 PROGRESS (Regeneration and Property Major Projects)

### 7.1 Core Regeneration:

**Baker Street Road Realignment:** Work is complete on this project with retention held to cover any defects arising within 12 months.

**Baker Street Food and Drink Hub:** Work is progressing on this programme. This programme is fully funded by Riverside Inverclyde Completion anticipated October/November 2019.

#### **Regeneration of Town & Village Centres:**

**West Blackhall Street and Town Centre Connections:** The Council was successful in securing funds from Sustrans for next stage of the detailed design. Update to be provided to the Greenock Town Centre Regeneration forum.

**Town Centre Parking:** The Policy & Resources Committee on 6 August approved the purchase and development of a site for further town centre parking within Greenock, this commits up to £0.250m of the Town Centre Funding.

**Lyle Fountain:** Full restoration of the Lyle Fountain is anticipated to cost £0.135m with £0.75m currently allocated. It is proposed a further £0.060m of Town Centre Funding is allocated to this project.

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 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 has been progressed with consultants appointed and survey work commencing early September and completion projected in the 4th quarter of 2019.

### 7.3 Greenock Municipal Buildings

**Window Replacement:** Phases 1 to 4 are complete. Tenders have been issued for Phase 5 addressing windows at lower ground level on the Wallace Place elevation. Phase 6 addressing the courtyard/stairwell at the Fire museum is being progressed through design with listed consent submitted.

**Carriageway Glazed roof:** The Contractor has been appointed with Listed Building Consent (through the Design & Build Contractor) re-submitted awaiting approval. Formal building warrant application has been submitted and is awaited. Provisional programme, subject to approvals, is mid-August to mid-November 2019.

**District Court Room Restoration:** Works commenced in March 2018 to originally complete in July 2018. As previously reported the project experienced delays due to complications with the scaffolding design and loading restrictions, and later in the project 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. Internal works were certified practically complete in June. The final element of the external works element involving the sandstone lintel replacement is subject to agreement of a method statement via Historic Environment Scotland which has been submitted and is awaiting approval. Final account negotiations are ongoing with the main Contractor and, as previously reported to Committee, additional funding will be required to address projected over expenditure. The Committee is requested to note the current over expenditure of £0.028m and that a more detailed report on the final position will be brought back to a future Committee upon agreement of the final account for the project. The Committee is also requested to note that any over expenditure will be contained within the Core Property Services General Provision. Members are welcome to visit the Court Room to see the finished work.

**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. Tenders have been issued with a return date in mid-August. Listed building consent has been received with building warrant submitted and approval awaited.

**Finance Wing First floor refurbishment:** Works commenced in April and are currently progressing with anticipated completion by the end of August 2019.

**Chimney / Flue Works:** During the course of routine maintenance works it was identified that the brick chimney housing the main boiler flue was severely distressed requiring immediate attention. Initial work has been undertaken to address stabilisation with a scheme now developed to address chimney demolition and flue replacement. Design is currently being progressed to obtain Listed Building Consent. A cost estimate is currently being prepared. The Committee is requested to note the requirement for this essential work which will be funded from the Core Property Services General Provision.

7.4 **Greenock Cemetery Complex (Ivy House):** As previously reported tenders for the original proposals were returned significantly over budget requiring a re-design which has now been progressed. A cost check on the re-design is being finalised however it is anticipated that additional funding will be required to take the project forward. A revised listed building consent and warrant application will be required in due course.

7.5 **King George VI Building:** A separate report on this project is included on the agenda for this Committee.

7.6 **Waterfront Leisure Complex Boiler / Plant replacement:** works commenced on site in July with temporary boiler plant installed and currently in test operation. It is anticipated that works will commence within the main plant room in early August. The existing flue will be inspected / tested during the initial close down period to determine the requirement for any additional works.

7.7 **Boglestone Community Centre:**

**Re-Roofing:** Planning approval is in place with building warrant submitted and being progressed. As previously reported the work will be taken forward in phases with sequence currently being assessed to minimise impact to the Centre.

**Mechanical & Electrical Services Upgrade:** Essential works were taken forward and completed in tandem with the Inverclyde Leisure Trust project. Further works will be the subject of a future investment plan to be informed by the planned updated Condition surveys.

7.8 **Inverclyde Centre for Independent Living – Roof Replacement:** The works are being progressed in conjunction with HSCP funded alterations to the decontamination area to comply with current hygiene regulations. The store will be decanted for the duration of the works which was undertaken at the end of July. Initial asbestos removal is commencing early August. Tenders for the main works have been returned and are being evaluated. It is anticipated that the works will commence mid-August with completion in November 2019.

## 7.9 Minor Works – General

**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. The screen and door are currently being manufactured with installation anticipated end of August 2019.

**Greenock Municipal Buildings Town Hall Stair to Former Court Room:** Works were certified complete in June 2019.

## 7.10 Minor Works - Inverclyde Leisure Properties

**Greenock Town Hall Flooring:** The works comprise the replacement of the hardwood flooring to the Town Hall and Saloon. Tenders have been returned and accepted with a close down period agreed with Inverclyde Leisure commencing August 2019. A separate contract has been tendered and accepted addressing structural strengthening works to the Saloon floor which will be progressed immediately after the main flooring contract.

## 7.11 Asset Management Plan – Depots:

**Pottery Street Office & Depot Refurbishment:** Works were completed in August 2019 with the transfer of staff currently in progress.

**Pottery Street Completion Works:** The final elements of the work to Pottery Street Depot involve redefining pedestrian and vehicular movement across the site. This is currently being assessed.

**Depot Demolitions:** Tender documents are currently being prepared for Parklea Depot.

**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 Depot Demolition:** Tenders returned and accepted. Demolition and removal of redundant fuel tanks are programmed to commence following utility disconnections which are programmed for mid-August.

**Phase 2 Civic Amenity Alterations:** Tender documents nearing completion with issue imminent.

## 8.0 PROGRESS – City Deal

8.1 **Greenock Ocean Terminal:** Marine works are progressing with dredging complete and construction of pontoon progressing. Final Business Case for the Terminal Building will be submitted September 2019.

8.2 **Inverkip:** Approvals within partner organisations are now in place and the Final Business Case is to be submitted September 2019.

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 FINANCE

9.1 The figures below detail the position at 30 June 2019. Expenditure to date is £1.258m (10.94% of the 2019/20 projected spend).

9.2 The current budget is £100.430m. The current projection is £100.430m which means total projected spend is on budget.

9.3 The approved budget for 2019/20 is £12.529m. The Committee is projecting to spend £12.649m with net slippage of £1.027m (8.20%) being reported due to slippage within Cremator Replacement (£1.147m) and Ivy House replacement (£0.120m) offset by advancement within the RAMP and core roads (£0.073m) and Inverclyde Centre for Independent Living (£0.170m).

9.4 One off Costs

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

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
9.5 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	9
	<u>Est Total Cost</u>	<u>Actual to 31/3/19</u>	<u>Approved Budget 2019/20</u>	<u>Revised Est 2019/20</u>	<u>Actual to 30/06/2019</u>	<u>Est 2020/21</u>	<u>Est 2021/22</u>	<u>Est 2022/23</u>	<u>Future Years</u>
	£000	£000	£000	£000	£000	£000	£000		
<b><u>Environmental Services - Roads</u></b>									
<u>Core Programme</u>									
Cycling, Walking & Safer Streets	108	108	0	0		0	0	0	
SPT	2,378	1,268	1,092	1,110	269	0	0	0	
Flooding Strategy - Greenock Central	2,216	2,108	108	108	4	0	0	0	
Flooding Strategy - Future Schemes	1,426	25	501	501		900	0	0	
Kirn Drive Passing Places	200	8	17	0		192	0	0	
Complete on Site	9	0	9	9		0	0	0	
<b>Roads - Core Total</b>	<b>6,337</b>	<b>3,517</b>	<b>1,727</b>	<b>1,728</b>	<b>273</b>	<b>1,092</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Roads Asset Management Plan</u>									
Carriageways	29,572	18,921	1,386	1,459	4	3,192	3,000	3,000	
Footways	3,847	3,610	237	237	18	0	0	0	
Structures	2,032	1,125	407	407	21	500	0	0	
Lighting	5,356	4,686	670	670	31	0	0	0	
Other Assets	351	166	125	125	28	60	0	0	
Staff Costs	2,701	2,376	225	225	12	100	0	0	
<b>Roads Asset Management Plan Total</b>	<b>43,859</b>	<b>30,884</b>	<b>3,050</b>	<b>3,123</b>	<b>114</b>	<b>3,852</b>	<b>3,000</b>	<b>3,000</b>	<b>0</b>
<b><u>Environmental Services - Roads Total</u></b>	<b>50,196</b>	<b>34,401</b>	<b>4,777</b>	<b>4,851</b>	<b>387</b>	<b>4,944</b>	<b>3,000</b>	<b>3,000</b>	<b>0</b>
<b><u>Environmental Services - Non Roads</u></b>									
Scheme of Assistance	4,395	836	653	653	125	1,440	733	733	
Clune Park Regeneration	1,000	531	0	0		469	0	0	
Public Space CCTV	201	168	33	33	8	0	0	0	
Cemetery Development	1,530	40	90	90		1,400	0	0	
Cremator Replacement	1,650	3	1,647	1,647		0	0	0	
Zero Waste Fund	609	386	43	43	9	60	60	60	
Vehicles Replacement Programme	17,901	13,352	1,345	1,301	232	2,311	570	367	
Sir Michael Street Play Area - Phase 2	261	169	92	92	23	0	0	0	
Various Other Play Areas	500	498	2	2		0	0	0	
Play Areas complete on Site	8	0	8	8		0	0	0	
Park, Cemeteries & Open Spaces AMP	1,250	380	120	120	13	350	200	200	
<b><u>Environmental Services - Non Roads total</u></b>	<b>29,305</b>	<b>16,363</b>	<b>4,033</b>	<b>3,989</b>	<b>410</b>	<b>6,030</b>	<b>1,563</b>	<b>1,360</b>	<b>0</b>
<b><u>ENVIRONMENT AND PLANNING TOTAL</u></b>	<b>79,501</b>	<b>50,764</b>	<b>8,810</b>	<b>8,840</b>	<b>797</b>	<b>10,974</b>	<b>4,563</b>	<b>4,360</b>	<b>0</b>

## COMMITTEE: ENVIRONMENT &amp; REGENERATION

Project Name	1	2	3	4	5	6	7	8	9
	Est Total Cost	Actual to 31/3/19	Approved Budget 2019/20	Revised Est 2019/20	Actual to 30/06/2019	Est 2020/21	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000		
<b>Regeneration and Planning</b>									
<u>Core Regeneration:</u>									
Port Glasgow Town Centre Regeneration	1,960	1,328	32	32	11	600	0	0	0
Central Gourock	150	130	20	20		0	0	0	0
Enterprise Hub	300	282	18	18	18	0	0	0	0
Regeneration of Town & Village Centres	3,160	276	683	683		1,851	350	0	0
<b>Core Regeneration Total</b>	<b>5,570</b>	<b>2,016</b>	<b>753</b>	<b>753</b>	<b>29</b>	<b>2,451</b>	<b>350</b>	<b>0</b>	<b>0</b>
<b>Regeneration Services Total</b>									
<b>5,570 2,016 753 753 29 2,451 350 0 0</b>									
<b>Property Assets</b>									
<u>Core Property Assets</u>									
General Provision	5,559	0	0	0		1,559	2,000	2,000	0
Feasibility Studies	250	150	0	0	3	100	0	0	0
Greenock Municipal Buildings - Window Replacement	250	179	21	21		50	0	0	0
Greenock Municipal Buildings - Basement Storage	75	70	0	0		5	0	0	0
Greenock Municipal Buildings Carriageway Glazed Roof	350	53	287	287		10	0	0	0
Greenock Municipal Buildings - Flue replacement	0	0	0	0	2	0	0	0	0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	250	15	225	225	2	10	0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,020	0	815	815	48	205	0	0	0
District Court Room Restoration	493	493	0	0		0	0	0	0
Greenock Cemetery - Ivy House Replacement	300	97	130	10		193	0	0	0
King George VI Refurbishment	1,000	150	293	293	51	557	0	0	0
Waterfront Leisure Centre Lifecycle Works	930	451	249	249		230	0	0	0
Boglestone Community Centre Roof	300	20	155	155		125	0	0	0
Boglestone Community Centre - Mechanical & Electrical Services Upgrade	40	0	0	40		0	0	0	0
Inverclyde Centre for Independent Living - Re-roofing	200	10	0	170	5	20	0	0	0
<u>Minor Works</u>									
Farms	14	0	14	14		0	0	0	0
Minor Demolitions	32	0	26	22	8	10	0	0	0
Inverclyde Leisure Properties	94	0	19	19	16	75	0	0	0
General Works	84	0	49	42	38	42	0	0	0
Design & Pre-Contract	44	0	33	44	1	0	0	0	0
Reservoirs	49	0	29	29		20	0	0	0
<u>Statutory Duty Works</u>									
Electrical	31	0	16	16	15	15	0	0	0
Lightning Protection	11	0	13	11		0	0	0	0
Lifts	15	0	10	10	7	5	0	0	0
Water	40	0	5	7	11	33	0	0	0
Gas	0	0	0	0	3	0	0	0	0
Asbestos	45	0	13	13	15	32	0	0	0
Fire Risk	61	0	10	10	11	51	0	0	0
DDA/Equality	76	0	0	0	4	76	0	0	0
Capital Works on Former Tied Houses	600	209	0	0	1	41	60	60	230
Complete on Site Allocation	144	0	0	0		144	0	0	0
<b>Core Property Assets Total</b>	<b>12,357</b>	<b>1,897</b>	<b>2,412</b>	<b>2,502</b>	<b>241</b>	<b>3,608</b>	<b>2,060</b>	<b>2,060</b>	<b>230</b>
<u>Asset Management Plan:</u>									
<u>Offices</u>									
AMP Offices Complete on site	11	0	0	0		11	0	0	0
<u>Depots</u>									
Pottery Street Offices & Depot Refurbishment	934	393	341	341	186	200	0	0	0
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	90	1	12	12	2	77	0	0	0
Depot Demolitions	150	0	0	0		150	0	0	0
AMP Depots Complete on Site	78	0	0	0		78	0	0	0
Kirn Drive Civic Amenity Site	360	85	201	201	3	74	0	0	0
Materials Recycling Facility	1,250	1,023	0	0		227	0	0	0
<b>Asset Management Plan Total</b>	<b>2,873</b>	<b>1,502</b>	<b>554</b>	<b>554</b>	<b>191</b>	<b>817</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Assets Total</b>									
<b>15,230 3,399 2,966 3,056 432 4,425 2,060 2,060 230</b>									
<b>Regeneration Total</b>									
<b>20,800 5,415 3,719 3,809 461 6,876 2,410 2,060 230</b>									



