
Report To:	Environment & Regeneration Committee	Date:	27 August 2020
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/69/20/AP/CA
Contact Officer:	Carol Alderson	Contact No:	01475 712264
Subject:	Environment & Regeneration Capital Programme 2020/21 to 2022/23 - 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 paragraph 9.2 that the projected spend is £45.848m, which means the total projected spend is on budget.
- 2.3 The current COVID-19 pandemic has had a significant impact on the Capital Programme resulting in suspension/delay of a number of projects, measuring slippage against the original budget as agreed in March 2020 would not give a meaningful indication of performance. As a result officers have reviewed and rephased the 2020/21 capital budget and this revised 2020/21 Capital budget was approved by Policy & Resources Committee on 11 August 2020. Performance will be measured from this revised approved budget.
- 2.4 In addition to the impact of the timing of delivery of the Capital Programme which has resulted in the restatement of the budget cost increases of £2.744m across the Council have been identified and funding confirmed by the Policy & Resources Committee on 11 August. These cost increases are not included in this report but will be reflected in future reports to the Committee.
- 2.5 Expenditure at 30 June is 7.63% of 2020/21 projected spend, there is net advancement of £0.100m (1.32%) being reported due to advancement of works on the Victoria and Dalrymple Tower within Core Property assets.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2020/23 Capital Programme and the progress on the specific projects detailed in Appendices 1-5.
- 3.2 That the Committee notes that further core property service projects will be identified throughout the 2020/21 financial year as part of the ongoing review and prioritisation of works based on the most recent property condition survey.

- 3.3 That the Committee notes that essential works on Victoria and Dalrymple Tower will be taken forward and funded from the Core Property General Allocation.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 On March 12 2020 the Council approved the 2020/23 Capital Programme. This effectively continued the previously approved 2019/23 Capital Programme to 2020/23, in addition to the core annual allocations funding was approved to continue the RAMP and for the Open Spaces AMP for the period.
- 4.2 The current COVID-19 pandemic has had a significant impact on the Capital Programme resulting in suspension/delay of a number of projects, measuring slippage against the original budget as agreed in March 2020 would not give a meaningful indication of performance with initial indications that slippage would be 47.25%. As a result officers have reviewed and rephased the 2020/21 capital budget and this revised 2020/21 Capital budget was approved by the Policy & Resources Committee on 11 August 2020. Performance will be measured from this revised approved budget.

5.0 PROGRESS (Roads Major Projects)

- 5.1 **Carriageways:** The commencement of the carriageway resurfacing programme has been delayed due to Covid-19 and is now programmed to start in August 2020; this delay has led to a re-phasing of the overall schemes with the possibility that some schemes may be deferred until 2021/22 if they are not achieved this financial year.
- 5.2 **Footways:** The commencement of the footway resurfacing programme has also been delayed due to Covid-19 and is now programmed to start in August 2020; the full programme is planned to be delivered.
- 5.3 **Street Lighting:** The Lighting Column Replacement scheme, comprising some 750 columns, and which commenced in the final quarter of 2019/20, was suspended during March 2020 due to Covid-19; the site works have recommenced in June 2020 and work continues on-site. Contract completion and full budget spend is anticipated this financial year.
- 5.4 **Structures:** Officers are progressing with Principal Inspections of Bridges and Structures which will then provide a programme for safety improvement works.
- 5.5 **Flood Risk Management (Central Greenock):** The cleaning works on the Eastern Line of Falls has recommenced after being suspended during Covid-19 restrictions.
- 5.6 **Flood Risk Management (Flood Risk Management Plan):** Flood Alleviation Works on the Bouverie Burn have recommenced after the project was suspended due to Covid-19 and are almost complete. Glen Mosston, Kilmacolm, design works are progressing to attenuate flows in the Glen Moss to reduce downstream flooding. Trial holes and investigations are being carried out at Quarriers Village to determine the service diversion works that would be required for an overflow arrangement to be installed and allow the design drawings to be progressed.
- 5.7 **Cycling, Walking & Safer Streets:** Projects are currently being prioritised and designed to create new dedicated cycle lanes, projects will be presented for future consultation and will require redetermination orders.
- 5.8 **SPT:** William Street pedestrian crossing design is with Transport Scotland for approval. Port Glasgow Access Improvements construction works are out to tender. Pedestrian Crossings Accessibility Improvements and improving the traffic signal linkage tenders are being prepared. Greenock Town Centre Improvements, including West Blackhall Street, have been delayed due to the potential impact on recovery from the Covid-19 pandemic, it is possible full spend may not be achieved. Discussions are ongoing with SPT as to how any slippage/underspend will be managed, this will be reported fully to a future meeting of the Committee.
- 5.9 **Drumshantie Road Carpark:** The design of the car park is substantially complete and discussions are ongoing with the Planning Service and Legal Service in relation to final approvals

to proceed.

6.0 PROGRESS (Environment Major Projects):

- 6.1 **Vehicle Replacement Programme:** Budget for 2020/21 is £598k. £66.5k spend to date with full spend projected.
- 6.2 **Play Areas:** Accessible play equipment has been procured and delivered. Equipment will be installed in 2020/21 financial year. Tender preparation underway for installation of accessible play equipment at thirteen existing play areas within Inverclyde.
- 6.3 **Cemetery Development:** Proposed site lair plans are currently being produced for SEPA approval.
- 6.4 **Cremator Replacement:** Harper Macleod have been engaged to finalise the cremation equipment procurement documents. The procurement documentation for the cremators and abatement equipment will be prepared and finalised for issuing.

7.0 PROGRESS (Regeneration and Public Protection)

7.1 Core Regeneration:

Baker Street Food and Drink Hub: Slow down on site due to contractor issues immediately prior to the Covid lockdown. Limited works have now resumed on site with an indicative completion date of October, a revised programme of works has been requested.

Regeneration of Town & Village Centres: Programme up to March 2020 excluding West Blackhall Street mostly complete. Consideration being given to capital allocations agreed as part of budget in March 2020.

West Blackhall Street and Town Centre Connections: The Council was successful in achieving SPT funding for this project. The project is progressing to original timescales. Greenock Regeneration Forum to consider the project in context of post Covid implications.

Lyle Fountain: Retender delayed due to Covid. Proposed to retender for completion by 2021/22.

Jamaica Street Car Park: Project delayed due to Covid, anticipate completion by March 2021.

- 7.2 **Scheme of Assistance:** It is anticipated spend on the Scheme of Assistance will be impacted by Covid, the projected spend of £0.560m reflects this.
- 7.3 **Clune Park Regeneration:** Demolition delayed due to challenge against demolition order. The Council continues to acquire properties.

8.0 PROGRESS (Property Major Projects)

- 8.1 **Core Property Services:** The programme includes allocations for works across a number of core operational properties. Further projects will be identified throughout the 2020/21 financial year as part of the ongoing review and prioritisation of works based on the 2019 property condition surveys.
- 8.2 **Greenock Municipal Buildings**

Window Replacement: Phases 1 to 5 are complete. Phase 6 addressing the courtyard/stair well at the Fire museum has received planning/listed building consent with detail design substantially completed requiring only extract ventilation details to complete prior to tender issue. Phase 7 addressing the Wallace Place elevation first floor windows, which are unusual in design, will be

taken forward subject to sourcing a manufacturer who can offer an acceptable technical solution.

Carriageway Glazed Roof: The works had commenced on site with glulam structural beams installed and the installation of the aluminium glazing system in progress when works had to be suspended in March due to the COVID-19 pandemic and the Government's instruction to cease all non-essential work. Works re-commenced on site on 22 June and are progressing with glazing projected to be complete by the end of July. Overall completion is projected circa mid-August.

Chimney/Flue Works: Following the Government direction mid-June allowing the phased restart of construction activity, a formal legal acceptance for the project was issued and pre-start meeting held. Works commenced on site late July on the temporary flue and access scaffolding enabling works.

Finance Wing First Floor Refurbishment: Works ceased on site in March due to the COVID 19 pandemic and the Government's instruction to cease all non-essential work. Works have re-started on site with finishes works and doors progressing. Overall progress has been impacted by difficulties experienced with supply of some materials (plaster and light fittings). A revised programme to completion is awaited subject to confirmation of key material delivery dates.

Clyde Square Elevation Re-roofing: Tender documents for the Clyde Square Elevation Re-roofing had been issued immediately prior to the COVID-19 lockdown but had not yet been returned. The tender process was ceased due to the suspension of all construction activity. Tenders have now been re-issued with a return date in early August.

Victoria and Dalrymple Tower Essential Works: Following the completion of external condition surveys in 4th Quarter 2019, further external specialist rope access inspections were commissioned to assess the condition of the Victoria and Dalrymple Towers. These surveys were completed in July and have identified essential maintenance and repair works that now require to be addressed. The Committee is requested to note that these works will be taken forward and funded from the Core Property Service General allocation.

- 8.3 **Greenock Cemetery Complex (Ivy House):** Following the allocation of additional funding approved at the March 2020 Committee, the detail design for the revised scheme is being progressed with tender documents currently being prepared.
- 8.4 **King George VI Building:** Works ceased on site in March due to the COVID-19 pandemic and the Government's instruction to cease all non-essential construction work. The works on this project have not yet re-commenced on site. Technical Services are currently seeking a revised programme from the Contractor.
- 8.5 **Waterfront Leisure Complex Lifecycle Works:** The current allocation will address the renewal of the fire and panic alarm installations and upgrading of the emergency lighting throughout the building. This allocation is indicative pending progression of the detail design/scope of the works and competitive tendering. It should be noted that a significant proportion of external consultants had furloughed staff during the COVID-19 lockdown period with firms currently at different stages of returning staff to work. The appointment of an external consultant for the project will be progressed by Technical Services in the near future.
- 8.6 **Boglestone Community Centre - Re-Roofing:** Tenders had been returned immediately prior to the COVID-19 lockdown. The project will require to be re-tendered due to the expiry of the original tender acceptance period and as a result of the changes within contracts requiring tendering contractors to assess any additional restrictions associated with the phased construction recovery and physical distancing requirements on sites.
- 8.7 **Inverclyde Centre for Independent Living – Roof Replacement:** The works had been partially completed prior to the COVID-19 lockdown period with a certificate of partial possession issued to allow the decontamination area to be handed over and used. The enabling works to allow the remaining part of the roof to be completed have commenced with main Contractor return anticipated in August to commence the roof covering replacement.

- 8.8 **Caladh House Residential Care Home – Building Services Remedial Works:** The works were substantially complete when non-essential works were instructed to cease due to the COVID-19 pandemic. Works re-commenced late July within boiler room only. Progression of remaining works within occupied areas of existing building are subject to further risk assessment and agreement with Client Service.
- 8.9 **Sea Walls/Retaining Walls:** Provision of £0.100m was made in the 2020/21 budget to address the progression of surveys and mapping of Council assets in order to establish condition and any current/future capital project works required. Initial work on the scope of the surveys and mapping of assets will be taken forward through Legal and Property Services with a view to progressing specialist external condition surveys thereafter.
- 8.10 **Whinhill Golf Club Lifecycle Works:** Provision of £0.125m was made available in the 2020/21 budget to address the core condition of the property which is currently rated as C (Poor). The initial £0.125m allocation is captured and reported under the Communities Capital Programme with a matching £0.125m capital allocation under Environment & Regeneration from the Core Property budget. The £0.250m funding will address partial elemental refurbishment to address the core condition and minor improvements, with officers from Technical Services and Inverclyde Leisure liaising on the scope of works.
- 8.11 **Customhouse Square/Watt Institute – Risk/DDA Works:** Provision of £0.400m was made available in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works. The allocation is proposed to cover provision of a lift within the Watt Institute gallery space which currently has no provision serving the upper exhibition floor. The balance of funding is intended to address improvements to the existing Customhouse Square area and surrounding cobbled roads. The full scope of works will be subject to more detailed feasibility studies and it is intended that the roads element will be addressed in the first instance.
- 8.12 **Minor Works – General**
- Greenock Municipal Buildings Customer Centre Draught Lobby:** Works were substantially complete at the point of the COVID-19 lockdown. The final cosmetic cladding work has now been completed.
- 8.13 **Minor Works - Inverclyde Leisure Properties**
- Greenock Town Hall Saloon Floor Strengthening:** The basement areas were cleared and the contractor scheduled to commence when the work was instructed to cease due to the COVID-19 pandemic. The works on this project have not yet re-commenced on site. Technical Services are currently seeking a revised programme from the Contractor.
- 8.14 **Statutory Duty Works – DDA/Equality**
- Greenock Town Hall Stage Lift:** Listed Building Consent and Building Warrant applications have been submitted. The detail design for the revised scheme is being finalised to allow building warrant approval and preparation of tender documents.
- 8.15 **Asset Management Plan – Depots:**
- Depot Demolitions - Parklea:** Works were scheduled to commence on site immediately prior to the suspension of all works due to the COVID-19 lockdown. The initial works involve asbestos removal and the Contractors specialist sub-contractor for this element is projecting a start on site at the end of July.

Kirn Drive Civic Amenity Site/Craigmuschat Recycling Facility:

Kirn Drive Depot: The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending the progression of Craigmuschat Quarry project below.

Craigmuschat Recycling Facility: Planning approval has been obtained for the provision of a recycling facility at the Craigmuschat Quarry site. Technical Services are currently progressing site surveys (topographical/drain/geological) to inform the progression of the design. Final scope of works to be agreed with Client Service to allow progression of detail design.

9.0 PROGRESS – CITY DEAL

9.1 **Greenock Ocean Terminal:** Cruise ship berthing facility complete. Terminal Building progressing to retender following the original contractor going into administration.

9.2 **Inverkip:** Project reliant on Scottish Power confirming they are progressing Master Plan. Negotiations underway into Council progressing Main Street/A78 improvements directly.

9.3 **Inchgreen:** Strategic Business Case approved Outline Business Case being progressed.

10.0 FINANCE

10.1 The figures below detail the position at 30 June 2020. Expenditure to date is £0.586m (7.63% of the 2020/21 projected spend).

10.2 The current budget is £45.848m. The current projection is £45.848m which means total projected spend is on budget.

10.3 The restated budget for 2020/21 is £7.577m. The Committee is projecting to spend £7.677m with net advancement of £0.100m (1.32%) being reported due to advancement of the Victoria and Dalrymple Tower within Core Property assets of £0.100m.

10.4 In addition to the impact of the timing of delivery of the Capital Programme which has resulted in the restatement of the budget cost increases of £2.744m across the Council have been identified and funding confirmed by Policy & Resources Committee on 11 August. These cost increases are not included in this report but will be reflected in future reports to the Committee.

10.5 One off Costs

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

10.6 Annually Recurring Costs/ (Savings)

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

11.0 CONSULTATION

11.1 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.

11.2 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.

11.3 Equalities

- (a) There are no equalities implications in this report.

--

YES

X

NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

--

YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.

X

NO

- (c) Data Protection

Has a Data Protection Impact Assessment been carried out?

--

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

X

NO

11.4 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.

12.0 LIST OF BACKGROUND PAPERS

- 12.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est 2020/21	Actual to 30/6/20	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000	
Roads & Environmental Services								
Roads								
Core Programme								
Cycling, Walking & Safer Streets	344		194	194	5	150	0	
SPT	1,300		1,300	1,300	11	0	0	
Flooding Strategy - Greenock Central	2,216	2,157	59	59	30	0	0	
Flooding Strategy - Future Schemes	1,426	103	222	222		401	700	
Kim Drive Passing Places	200	8	0	0		192	0	
Drumshantie Road Carpark	80	-	80	80		0	0	
Complete on Site	8	-	8	8		0	0	
Roads - Core Total	5,574	2,268	1,863	1,863	46	743	700	0
Roads Asset Management Plan								
Carriageways	4,652		652	652		1,850	2,150	
Footways	872		272	272		300	300	
Structures	596		96	96	7	250	250	
Lighting	1,431		431	431	36	550	450	
Other Assets	453		153	153		150	150	
Staff Costs	1,142		292	292	333	480	370	
Roads Asset Management Plan Total	9,146	0	1,896	1,896	376	3,580	3,670	0
Roads Total	14,720	2,268	3,759	3,759	422	4,323	4,370	0
Environmental Services								
Cemetery Development	1,530	48	150	150		1,332	0	
Cremator Replacement	1,650	69	20	20		789	772	
Zero Waste Fund	185		65	65		60	60	
Vehicles Replacement Programme	3,355		598	598		1,780	977	
Play Area Strategy	650	150	50	50		450	0	
Play Areas complete on Site	10	-	10	10		0	0	
Park, Cemeteries & Open Spaces AMP	650		60	60		290	300	
Environmental Services	8,030	267	953	953	-	4,701	2,109	0
ROADS & ENVIRONMENT TOTAL	22,750	2,535	4,712	4,712	422	9,024	6,479	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est. 2020/21	Actual to 30/6/20	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000	
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,339	0	0	-	50	571	0
Central Gourock	150	130	20	20	-	0	0	0
T&VC - West Blackhall Street	1,612	109	3	3	25	0	1,500	0
T&VC - Lyle Fountain	130	13	0	0	-	117	0	0
T&VC - Jamaica Street Car Park	250	110	140	140	9	0	0	0
T&VC - Other	2,305	276	654	654	7	1,375	0	0
Core Regeneration Total	6,407	1,977	817	817	41	1,542	2,071	0
<u>Public Protection:</u>								
Scheme of Assistance	2,811		560	560	43	1,376	875	
Clune Park Regeneration	1,000	622	0	0	3	378	0	
Public Space CCTV	201	186	15	15	-	0	0	
Public Protection Total	4,012	808	575	575	46	1,754	875	0
Regeneration Services Total	10,419	2,785	1,392	1,392	87	3,296	2,946	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est 2020/21	Actual to 30/6/20	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000	
Property Assets								
Core Property Assets								
General Provision	4,032	-	0	0		2,032	2,000	0
Feasibility Studies	360	158	10	10		142	50	0
Greenock Municipal Buildings - Window Replacement	300	260	15	15		25	0	0
Greenock Municipal Buildings Carriageway Glazed Roof	350	237	96	96		17	0	0
Greenock Municipal Buildings - Flue replacement	80	21	59	59		0	0	0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	350	341	9	9		0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,020	62	400	400		558	0	0
Greenock Municipal Buildings - Victoria/Dalrymple Tower Essential Works	100	-	0	100		0	0	0
Greenock Cemetery - Ivy House Replacement	500	105	25	25		370	0	0
King George VI Refurbishment	1,000	565	385	385		50	0	0
Waterfront Leisure Centre Lifecycle Works	1,278	1,000	18	18		260	0	0
Boglestone Community Centre Roof	300	30	20	20		250	0	0
Inverclyde Center for Independent Living - Re-roofing	200	132	68	68		0	0	0
Caladh House Residential Care Home - Building Services Remedial Works	190	72	100	100	68	18	0	0
Sea Walls/Retaining Walls	100		15	15		85		
Whinhill Golf Club Lifecycle Works	125					125		
Customhouse Square/Watt Institute - Risk/DDA Works	400		20	20		380		
Minor Works								
Farms	30		10	10	-	20	0	0
Minor Demolitions	40		20	20	0	20	0	0
Inverclyde Leisure Properties	100		20	20	-	80	0	0
General Works	100		20	20	-	80	0	0
Design & Pre-Contract	50		20	20	-	30	0	0
Reservoirs	50		25	25	-	25	0	0
Statutory Duty Works								
Electrical	30		10	10	-	20	0	0
Lightning Protection	10		4	4	0	6	0	0
Lifts	10		5	5	-	5	0	0
Water	30		10	10	8	20	0	0
Gas	10		5	5	-	5	0	0
Asbestos	50		10	10	-	40	0	0
Fire Risk	50		10	10	-	40	0	0
DDA/Equality	85		15	15	-	70	0	0
Capital Works on Former Tied Houses	600	213	0	0	-	97	60	230
Complete on Site Allocation	150	1	0	0	-	149	0	0
Core Property Assets Total	12,080	3,197	1,424	1,524	77	5,019	2,110	230
Asset Management Plan:								
Depot Demolitions - Parklea Changing Rooms	45	8	34	34		3	0	0
Depot Demolitions - Balance	105					105		
Kirn Drive Civic Amenity Site / Craigmuschat Recycling Facility	360	96	15	15		249	0	0
AMP Complete on site	89	-	0	0		89	0	0
Asset Management Plan Total	599	104	49	49	0	446	0	0
Property Assets Total	12,679	3,301	1,473	1,573	77	5,465	2,110	230

