
Report To:	Environment & Regeneration Committee	Date:	26 August 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	ENVN/0012/21/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 712764
Subject:	Environment & Regeneration Capital Programme 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 2021/24 Environment & Regeneration Capital Programme.

2.0 SUMMARY

- 2.1 This report advises the Committee in respect of the progress of the projects within the Environment & Regeneration Capital Programme incorporating Roads and Environmental Services, Regeneration and Planning, Property and City Deal.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2021/24 Capital Programme and the progress on the specific projects.

Stuart Jamieson
Interim Service Director,
Environment & Economic Recovery

4.0 BACKGROUND

4.1 This report shows the current position of the approved Environment & Regeneration Capital programme reflecting the allocation of resources approved by Inverclyde Council on 18th March 2021. This effectively continued the previously approved 2020/23 Capital Programme to 2021/24. 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 ROADS AND ENVIRONMENTAL SERVICES

Core Programme

- 5.1 **Cycling, Walking & Safer Streets:** Improvement works to the cycle route from Lady Octavia to Sinclair Street is ongoing and includes the removal of stairs and the widening of sections of the path. Build outs to improve the uncontrolled pedestrian crossings on King Street and Church Street Port Glasgow are progressing.
- 5.2 **SPT:** The William Street pedestrian crossing construction has commenced and is anticipated to take around 12 weeks to complete. The West Blackhall Street town centre project is also progressing through the final design stage prior to final approval and tender. The installation of the signalised junction at Grey Place and West Blackhall Street is programmed to commence in early 2022. Works to link the traffic signals on the A770 is nearing completion which includes MOVA technology and will enable the signals to react and change depending on traffic flow and demand. Upgrade works to existing signalised pedestrian crossings to comply with the Disability Discrimination Act are ongoing.
- 5.3 **Spaces for People:** The cycle lanes from the Battery Park to Greenock Town Centre are complete with ongoing monitoring to be carried out of the traffic flows, pedestrian's and cycle usage.
- 5.4 **Flood Risk Management (Central Greenock):** The cleaning works on the Eastern Line of Falls is ongoing. Design work is also progressing to improve access for maintenance proposes.
- 5.5 **Flood Risk Management (Flood Risk Management Plan):** The Glen Mosston, Kilmacolm design works are complete which will attenuate flows in the Glen Moss to reduce downstream flooding, SEPA are currently evaluating the licence application and discussions are ongoing with land owners regarding the project requirements. Gotter Water and Quarriers Village design is complete and we are also in ongoing discussions with land owners.
- 5.6 **Drumshantie Road Car Park:** The construction of the car park is ongoing following completion of the initial site clearance and drainage works.
- 5.7 **Former St Ninian's School Site:** Site investigation and inspections are being carried out prior to project design.

Roads Asset Management Plan

- 5.8 **Carriageways:** 8 of the 18 carriageway resurfacing schemes are now complete with 12 of 18 large patching schemes also complete.
- 5.9 **Footways:** Footway resurfacing schemes are programmed to commence in September with 2 of the 6 large footway patching schemes now complete.
- 5.10 **Structures:** Principal Inspections of Bridges and Structures and safety improvement works are ongoing with a programme of projects being prepared for delivery.
- 5.11 **Street Lighting:** The street lighting programme is going through final design stages and is programmed to be delivered later in the financial year.

Environmental Services

- 5.12 **Cemetery Development:** The Planning application has been submitted for the Knocknairshill Cemetery Extension project with statutory consultation process on-going including with the Scottish Environmental Protection Agency (SEPA). Tenders were issued at the start of July and are due for return on 30 July 2021.
- 5.13 **Cremator Replacement:** The tender for the replacement cremators element of the project was issued at the end of June and is due for return on 25 August 2021. The design of related alterations to the building is in progress.
- 5.14 **Vehicle Replacement Programme:** Budget for 2021/22 is £105k. It is anticipated that the full amount will be delivered in this financial year.
- 5.15 **Play Areas:** A report identifying 6 priority play areas in 2021/22 and 2022/23 has been prepared for this committee. Capital funding of £351k available for both budget years between Play Area Strategy and Play Areas complete on Site. A specification is currently being prepared for 6 lots.

6.0 REGENERATION AND PLANNING

Core Regeneration

- 6.1 **Town & Village Centres - West Blackhall Street:**
- 6.2 **Town & Village Centres - Lyle Fountain:** The works to dismantle the fountain were completed in April and off site refurbishment is in progress. The works were originally projected to be completed by the end of July however, it should be noted that the Contractor has advised that many of the component parts were in worse condition than anticipated with additional work now instructed and completion anticipated in early September 2021.
- 6.3 **Town & Village Centres - Jamaica Street Car Park:** Consultation is progressing with Scottish Water regarding approval of the drainage design proposals for the car park prior to construction phase.
- 6.4 **Town & Village Centres - Former Babylon Building Demolition:** The May 2021 Committee approved the allocation of £400k from the Town & Village Centres funds to progress the demolition of the former Babylon building. The update to that Committee also outlined the process and risks associated with the project. A legal search to establish all adjoining property owners has been concluded and all owners have now been informed of the proposed demolition. Formal notification through the planning process will now follow with the application imminent. Services disconnections are partly completed with remainder being progressed. Vegetation was recently removed from the accessible faces of the building. Tender documents are being prepared for issue in the near future. It should be noted that a programme for the works will be developed following the preparation of more detailed method statements by the successful contractor and this will involve further dialogue with adjoining owners and access agreements for the works.

7.0 PROPERTY

Core Property Assets

7.1 Greenock Municipal Buildings

Window Replacement: Further phases addressing the courtyard / air well at the Fire Museum and Wallace Place elevation are being developed through the design stages and listed building consent process. The sequence of this work is being prioritised in relation to available resource and in relation to the ongoing major project work to the Clyde Square elevation roof/high level windows.

Clyde Square Elevation Re-roofing: Works are in progress with main roof stripped, new felt

completed and re-slating in progress. Repair works to chimneys has been completed with leadwork on-going. High level window manufacture has commenced with installation programmed for August. Currently projecting 12 weeks behind programme with delays early in the contract related to the scaffold design and erection and some recent delay experienced in obtaining materials. The current projected completion is late October 2021.

Grand Corridor Offices Ventilation: Listed Building Consent has been submitted for a permanent air handling unit (AHU) with points list currently being responded to. Building Warrant application has now been submitted. Tender documents currently being prepared.

- 7.2 **Greenock Cemetery Complex (Ivy House):** Planning and Listed Building Consent applications have been submitted and approved. Building Warrant application has been submitted. Tender document preparation is imminent and being prioritised within available resources.
- 7.3 **Waterfront Leisure Complex Lifecycle Works:** Technical design has been concluded with application for Building Warrant submitted. Tender document preparation imminent. Detailed programme to be agreed in consultation with Inverclyde Leisure and successful contractor but has been agreed in principle based on phased approach.
- 7.4 **Boglestone Community Centre - Re-Roofing:** Revised scope of works approved at the March 2021 Committee. Tender documents currently being prepared with issue imminent.
- 7.5 **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. Work on the scope of the surveys and mapping of assets has commenced through Legal Services and Property Services. A first phase of specialist external condition surveys has now been completed addressing the waterfront from Newark to Kelburn Park in Port Glasgow adjacent to the A8 coastal boardwalk and the Cove Road slipway in Gourrock. Subject to progression of further surveys it is intended to submit a more detail interim update report on progress to the October Committee.
- 7.6 **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.

Customhouse Square: Available funding is being prioritised to address improvements to the existing Customhouse Square surrounding cobbled roads. Phase 1 has now been progressed through tender with formal acceptance issued and works programmed to commence mid-August for completion mid-October 2021. Phase 2 design in progress with tender document preparation and issue to follow. It should be noted that, based on the first phase tender return, the available allocation will not extend to a third phase that would see the completion of the cobbled roads in the area.

Watt Institute Lift: It is proposed to install a lift within the Watt Institute gallery space which currently has no provision serving the upper exhibition floor. Consultants have been appointed and detailed design work is in progress. The programme for the works will be developed based on the design proposals and the required Listed Building Consent.

- 7.7 **Grounds Service Accommodation:** The project involves proposals to address the poor condition of four small garage/storage buildings across Inverclyde (Gourrock Cemetery / Port Glasgow Cemetery / Birkmyre Park Kilmacolm / Parklea). Design proposals have been progressed in conjunction with the Client Service. Building warrant submissions have been made for the demolition elements. Overall project being prioritised based on available resources with Stage 2 report and costs to be progressed for all locations.

Minor Works – General

- 7.8 **General - Endeavour Sculpture Refurbishment:** Contractor unable to source specialist coating materials. Contract terminated and retendering in progress.
- 7.9 **General - Watt Institute Archive Room Floor Strengthening:** Project progressed through tender stage with formal order issued. Works now in progress following initial issues with

steelwork availability which delayed start on site.

- 7.10 **General - Pottery Street Transfer Station Roller Shutter Doors:** Minor electrical upgrade works complete. Works to new roller shutter doors in progress and being phased out of hours to accommodate Service requirements during the working day.
- 7.11 **General - Customhouse Square Bollards:** The original proposed works adjacent to the Beacon Arts Centre have now been completed replacing the temporary water filled barriers which have now been removed. A second phase to address unauthorised vehicle access to the pedestrian riverfront walkway is currently being progressed.
- 7.12 **Inverclyde Leisure – Birkmyre Gym AHU:** Initial design work for replacement of the existing air handling unit now complete with Planning application in progress.

Statutory Duty Works

- 7.13 **DDA/Equality - Greenock Town Hall Stage Lift:** Listed Building Consent has been approved, Building Warrant application submitted and queries being discussed. Preparation of tender documents being prioritised based on available resources and in relation to the ongoing use of the Town Hall as a vaccination centre.
- 7.14 **DDA/Equality – Port Glasgow Town Hall Lift Replacement:** The project involves the lifecycle replacement of the existing lift which is nearing end of serviceable life and with components / parts no longer readily available. A replacement will involve a degree of structural alteration to address current building standards and larger lift size. Design work is progressing with a stage 2 report and cost imminent.

Asset Management Plan - Depots

- 7.15 **Kirn Drive Depot:** The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending consideration of the options noted in the item below.
- 7.16 **Craigmuschat Recycling Facility:** The update to the May 2021 Committee advised that the overall estimated cost of the Craigmuschat scheme was in excess of £500K due to issues in connection with site abnormalities, with a significant budget gap based on the current available funding under the original Kirn Drive allocation. The Committee is requested to note that an updated report on the options for a Gourock Recycling Facility is proposed to be submitted to the members Budget Working Group in August.

8.0 CITY DEAL

- 8.1 **Greenock Ocean Terminal:** The works commenced on site on 17th May with original contract completion date of 10th May 2022. The contractor has encountered significant obstructions in the ground during the early works to establish the piling platform. Metal tracks and concrete slabs of varying depth are impacting the progress of the works with the contractor requiring to adjust the method of works in an attempt to mitigate the impact on the programme. It should also be noted that the widely reported construction industry materials and labour shortages remain a risk to all projects and particularly those on a larger scale involving work packages such as steelwork and multi-trade fit out. The contractor is currently reporting a potential 8-9 week programme impact which he will attempt to recover throughout the remaining stages of the project.
- 8.2 **Inverkip:** Split project reliant on Scottish Power confirming they are progressing Master Plan. Negotiations underway into Council progressing Main Street/A78 improvements directly. Budget has been rephrased with £0.100m estimated to be spent in 2021/22, a further £1.900m in 2022/23 and £1.250m in 2023/24.
- 8.3 **Inchgreen:** Outline Business Case approved and Final Business Case being progressed, Committee has approved £250k of the project spend to progress the Final Business Case. Once the Final Business Case is approved it is intended to progress the project from late 2021/22 and it

is estimated that £2.4m of spend should be achieved in 2021/22 with the balance over 2022/23 & 2023/24.

9.0 IMPLICATIONS

9.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

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

9.2 Legal

None.

9.3 Human Resources

None.

9.4 Equalities

Equalities

(a) Has an Equality Impact Assessment been carried out?

	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?

X

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

NO

9.5 Repopulation

None.

10.0 CONSULTATIONS

10.1 None.

11.0 BACKGROUND PAPERS

11.1 None.