
Report To:	Education & Communities Committee	Date:	31 August 2021
Report By:	Corporate Director Education, Communities and Organisational Development	Report No:	EDUCOM/34/21/HS
Contact Officer:	Hugh Scott, Service Manager	Contact No:	01475 712828
Subject:	Communities Performance Report – Capital Programme Progress and Asset Related Items		

1.0 PURPOSE

- 1.1 The purpose of this report is to consider performance reporting for the Communities part of the Education and Communities Committee and provide an update in respect of the status of the projects forming the Communities Capital Programme.

2.0 SUMMARY

- 2.1 This report advises the Committee of the progress of the projects within the Communities Capital Programme and those external grant funded projects where the Council holds all or part of the grant funding for projects being progressed through partner organisations.
- 2.2 The report also provides an update on other Council Community Asset related activity.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Education and Communities Committee:
- notes the current position of the 2021/24 Capital Programme and the progress on the specific projects; and
 - approves the adjustment of the Inverclyde Leisure License/Management Agreements reflecting the changes outlined in section 7.

Ruth Binks
Corporate Director
Education, Communities and Organisational Development

4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Communities Capital programme reflecting the allocation of resources approved by Inverclyde Council on 18 March 2021.
- 4.2 The report also covers progress of external partner projects where the Council holds all or part of the funding through successful bids as part of the Scottish Government Regional Capital Grant Fund process.
- 4.3 There are also items related to Community Assets connected with activity in relation to Community Empowerment and Asset Transfer Requests. Officers are currently developing a new scoring matrix to support Inverclyde Council in its decision-making in respect of future asset transfers applications and a report will be submitted to the next committee.

5.0 COMMUNITIES CAPITAL PROJECTS

5.1 Lady Alice Bowling Club:

The management committee is working with Community Link Scotland to support it identifying and applying for external funding and is currently engaging with Legal Services to agree and sign off a 25 year lease agreement.

The Council continues to support the management committee of Lady Alice Bowling Club to source external funding to match the shortfall required in respect of the building and project costs. The club is aware this requires to be completed before March 2022.

5.2 Rankin Park Bowling Club

An independent condition survey was commissioned late 2020 regarding the clubhouse at Rankin Park. Officers from Property Services and Education, Communities and Educational Resources continue to review the findings with the club and a report regarding the clubhouse and future options will be submitted to a future meeting of this Committee.

5.3 Indoor Sports Facility for Tennis:

All surveys have now been carried out at the proposed Rankin Park tennis site and we are currently on programme. The design of the internal layout has been agreed with stakeholders. There is a period of gas monitoring at the site and the planning process has begun

The design and access statement for the new site has been produced by Inverclyde Leisure and Inverclyde Council and the architects and will accompany the planning application.

The Council and IL will continue to work closely with all the main stakeholders and update as the programme develops. The likely completion date for the project is anticipated to be Spring/Summer 2022 subject to conclusion of the funding agreements and the pre-construction process.

5.4 Leisure Pitches Asset Management Plan / Lifecycle Fund:

The lifecycle works continue to be progressed based on the asset plan agreed at the September 2020 Education & Communities Committee. Work on the carpet replacement at Lady Octavia Sports Centre 3G pitch is currently on site with the new carpet to be delivered within the next few weeks and completion anticipated in early September 2021.

5.5 Grieve Road Community Centre:

The works have been progressed in phases/trade packages with the majority of the planned work now completed. The installation of new high level windows in the main hall, introduction of a disability compliant toilet and relocation of an office, remain outstanding pending the receipt of the Building Warrant. Building Standards has requested further structural information which is being prepared. Tenders have been returned for the last phase of works with the overall cost in excess of the remaining funding. Options are being considered for progression including reducing the scope of works and/or contribution from other budgets.

Subject to final statutory approvals, tendering of the remaining work package, and lead time for key materials, it is anticipated that all works will be complete by 1st Quarter 2022.

5.6 Wemyss Bay Community Centre:

The works have been progressed in phases/trade packages with the majority of the planned work now completed. The installation of new high level windows in the main hall remains outstanding with the building warrant recently approved. Tenders have been returned for this last phase of work with the overall cost in excess of the remaining funding. Options are being considered for progression including reducing the scope of works and/or contribution from other budgets. Subject to the lead time for key materials in the final work package it is anticipated that all works will be completed in 4th Quarter 2021.

5.7 Whinhill Golf Club Lifecycle Works:

Technical Services continues to develop work packages suitable for progression in phases, with replacement of windows and security shutters now completed. A further phase design is in progress to convert a redundant wing into the 'Starter's Room' to bring the facilities under one roof and improve supervision. Future phases being considered include options for external roughcast repairs or upgrading to include improved insulation standards, reroofing, and various internal alterations including refurbishment of toilets, subject to overall budget availability. It is anticipated that the existing budget allocation will be fully spent by the end of 1st Quarter 2022.

5.8 Waterfront Leisure Centre Training Pool Moveable Floor:

Technical Services has engaged an external mechanical and electrical consultant with surveys completed and a technical specification prepared. The Council has also engaged with sportscotland and have now also engaged a specialist consultant to assist in the preparation of a specification for the moveable floor and associated works. Design proposals are in progress to allow tender documents to be prepared. It is currently anticipated that tenders could be issued by the end of 4th Quarter 2021. It should be noted that the lead time for the specialist moveable floor is significant with the pre-site and site periods to be confirmed as part of the tender process. It is likely that the site period will align with Inverclyde Leisure preference of Spring 2022 and availability of Gourock Outdoor Pool subject to the conclusion of the formal tendering exercise.

5.9 Watt Institution Creativity Space:

National Heritage Lottery Funding has been secured through the 'Watt Voices' project to address internal alterations to an existing office space and formation of a creativity space. Detailed design has been concluded and tender documents are in progress. It is anticipated that works could start on site in 4th Quarter 2021 subject to tendering, evaluation and formal acceptance of contract.

5.10 Community Hub King George VI:

The Council has been awarded funding of £1.184m from The Scottish Government Regional Capital Grant Fund (RCGF) for the second phase relating to the refurbishment and conversion of the King George VI building in Port Glasgow into a community facility. Property Services has commenced the initial design work which will involve the refurbishment and conversion of the building to be suitable for community use. The design has been developed to Stage 2 and is currently being cost checked to ensure it is within the available budget. The current programme targets conclusion of the formal tendering exercise including acceptance of contract by the end of 1st Quarter 2022.

6.0 COMMUNITIES EXTERNAL PARTNER PROJECTS:

6.1 Craigend Resource Centre: Construction work on the Craigend Resource Centre is progressing as planned, with the current status as groundwork's and below slab drainage completed, Steel frame erected the main building is also progressing well. No major issues have been uncovered working to timescale of October 2021 for completion of phase1

- 6.2 **The Inverclyde Shed Meet, Make + Share:** The Council, in partnership with the Inverclyde Shed, has been awarded funding of £504k from The Scottish Government Regional Capital Grant Fund (RCGF) to transform a vacant light industrial unit in East Blackhall Street into a community workshop. Legal Services have been instructed to start progressing with funding agreement. It is anticipated that agreements will be signed by March 2022.
- 6.3 **Parklea Branching Out:** A first stage application was submitted on the 19 June 2020. The RCGF Investment Panel will meet in August 2021 and if successful the Council will be notified to submit a phase 2 application before 20 November 2021.

7.0 COMMUNITIES ASSET RELATED ITEMS

7.1 Upper Gourock (Kirn Drive) Community Hall:

The June 2021 Environment & Regeneration Committee approved the progression of a long term lease of the facility to the 1st Gourock Scouts. The hall will be used as a community space for a number of groups under the banner of "The Coppermine Community Centre". Legal Services have been instructed to start progressing the lease with all main heads of terms agreed. It is anticipated that a date of entry will be in early 2022. The Committee is requested to note the position and approve the removal of the property from the Inverclyde Leisure License Agreement via a minute of variation.

7.2 Gourock Park:

The project to provide car parking on the site of the former red blaes football pitch has been the subject of an open space public consultation on the proposed change of use and reported to the March 2021 Environment & Regeneration Committees. The project also involved purchase of a small area of land which has been concluded with planning approval in place and works now commenced on site. The Committee is requested to note the position and approve the adjustment of the area currently defined in the Inverclyde Leisure Outdoor Facilities Management Agreement i.e. removal of blaes pitch area, via a minute of variation.

7.3 Ward 7 Community Facilities:

The September 2018 Education & Communities Committee approved a review of Ward 7 facilities. Subsequent reports to the Environment & Regeneration Committee have addressed surplus facilities in terms of the strategy for marketing and disposal with the most recent report in June 2021 on the former Paton Street facility. The Committee is requested to note the progress including the imminent sale of the Paton Street facility, works nearing completion on the Grieve Road facility as outlined in 5.4 above and that the Fancy Farm facility is now vacant with preparation ongoing for seeking tenders for its demolition. The Committee is requested to note the position and approve the removal of the Paton Street property and the Fancy Farm property from the Inverclyde Leisure License Agreement via a minute of variation.

7.4 Use of 3G pitches over the summer:

The service remains committed to ensuring its 3G pitches are available for community use when lets are not in place, either through providing access through gates or crawl spaces. However, several pitches have been subject to significant vandalism over the summer months, even when locked. This has resulted in some pitches having to be closed for repairs. We are now liaising with Police Scotland to reduce the incidences of vandalism and anti-social behaviour and to highlight the significant disruption and costs associated with repairs.

8.0 IMPLICATIONS

8.1 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					

8.2 Legal

There are no known Legal implications contained within this report.

8.3 Human Resources

There are no known Human Resources implications contained within this report.

8.4 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?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
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NO

8.5 **Repopulation**

There are no repopulation implications contained within this report.

9.0 **CONSULTATIONS**

9.1 None.

10.0 **BACKGROUND PAPERS**

10.1 None.