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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>28 October 2021</b>
<b>Report By:</b>	<b>Interim Service Director, Environment &amp; Economic Recovery</b>	<b>Report No:</b>	<b>ENV028/21/SJ/EM</b>
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<b>Subject:</b>	<b>Environment &amp; Regeneration Capital Programme Progress and Property Related Items</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 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.
- 2.2 The report also addresses other Property related activity in relation to the re-tender of the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths.

## 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;
  - Agree to allocate monies from the Place Based Investment Fund once the cost of works at the former Babylon Building demolition project and the Jamaica Street Car Park are known; and
  - Grant delegated authority to the Interim Head of Legal Services to accept the most economically advantageous tenders in relation to the tender exercise for the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths.

**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 18<sup>th</sup> 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.
- 4.2 The report also addresses an update in respect of the re-tender activity and approvals sought in connection with the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths. The June 2012 Committee has previously approved the approach to lotting of this contract.

## 5.0 ROADS AND ENVIRONMENTAL SERVICES

### Core Programme

- 5.1 **Cycling, Walking & Safer Streets:** Improvement works on the cycle route from Lady Octavia to Sinclair Street are complete and includes the removal of stairs and widening of sections of the path. Build outs to improve the uncontrolled pedestrian crossings on King Street and Church Street Port Glasgow are complete. Additional cycling projects through East India Harbour and at Mirren's Shore are currently being designed.
- 5.2 **SPT:** The William Street pedestrian crossing is ongoing and is programmed to be completed early November. The West Blackhall Street town centre project is progressing through the final design stage with a funding bid to be submitted to Sustrans for approval by the end of November 2021. 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 ongoing and nearing completion which includes the new MOVA technology system. Upgrade works to existing signalised pedestrian crossings to comply with the Disability Discrimination Act are ongoing.
- 5.3 **Spaces for People:** Monitoring of traffic flows, pedestrian's and cycle usage is ongoing on the Battery Park to Greenock Town Centre cycle lanes.
- 5.4 **Flood Risk Management (Central Greenock):** Works to clear debris from the Eastern Line of Falls is ongoing.
- 5.5 **Flood Risk Management (Flood Risk Management Plan):** The Glen Mosston, Kilmacolm design works are complete. SEPA are currently evaluating the licence application and discussions are ongoing with land owners regarding the project. The Gotter Water project design is complete and we are continuing discussions with land owners.
- 5.6 **Drumshantie Road Car Park:** Construction works are progressing on site with the car park expected to be completed in early November.
- 5.7 **Former St Ninian's School Site:** Requirement to review site surveys to assess what site remediation works are required to prepare site for development. Until costs are known it is not clear what funding will be available therefore designs will proceed when known.

### Roads Asset Management Plan

- 5.8 **Carriageways:** 17 of the 20 carriageway resurfacing schemes are now complete this includes 2 additional schemes. 14 of 20 large patching schemes are also complete.
- 5.9 **Footways:** 1 of the 18 footway resurfacing schemes are complete. 4 are programmed to be completed by an external contractor with the remaining schemes programmed to be completed by the end of March 2022. 2 of the 6 large footway patching schemes are also complete.

- 5.10 **Structures:** Principal Inspections of Bridges and Structures and safety improvement works are ongoing.
- 5.11 **Street Lighting:** Street lighting project design is going through final stages with installation to follow.

### **Environmental Services**

- 5.12 **Cemetery Development:** The Contractor has been appointed for the Knocknairshill Cemetery Extension project and a pre-start meeting held. Works will commence at the end of October with a 36 week contract period.
- 5.13 **Cremator Replacement:** The tender for the replacement cremators element of the project was issued at the end of June and returned at the end of August 2021. The tender evaluation is progressing with the design of phase 2 related alterations to the building in progress and dependant on the outcome of the first phase tender process. The formal listed building consent and building warrant application for phase 2 works will be progressed with the input from the successful phase 1 contractor.
- 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 approved by committee. Capital funding of £351k available for both budget years between Play Area Strategy and Play Areas complete on Site. A tender has been issued and responses will be assessed.
- 5.16 **Nature Restoration Fund:** The Council has been awarded funding of £88k from the Scottish Government for rewilding and biodiversity projects. It is proposed to carry out planting to the Greenock and Gourrock Esplanades and to carry out habitat restoration, path improvements and plant trees at Lunderston Bay.

## **6.0 REGENERATION AND PLANNING**

### **Core Regeneration**

- 6.1 **Town & Village Centres - West Blackhall Street:** Designs are now complete and have been submitted to Sustrans to commence their review for funding award. Tender documents are close to completion and it is anticipated procurement will commence before the end of the calendar year.
- 6.2 **Town & Village Centres - Lyle Fountain:** The works to dismantle the fountain were completed in April and off site refurbishment is in progress with the restoration of the remaining columns left in-situ now completed. The works were originally projected to be completed by the end of July and the Committee has previously been advised of delay related to additional works due to many of the component parts being in worse condition than anticipated. The Contractor is currently projecting completion of the fountain re-assembly by the end of October with final water and electrical works thereafter.
- 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 Committee has previously been advised of 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. Building warrant is in place however formal planning consent cannot be granted without more detailed information on the method of demolition. The majority of services disconnections have

now been completed with water disconnection progressing. Tenders have been issued with a return date in early October. It should be noted that a programme for the works will be developed following the submission of a detailed method statement by the successful contractor which will allow the planning approval to be progressed and enable further dialogue with adjoining owners to conclude access agreements for the works.

- 6.5 The Council has received an allocation of £675,000 in the financial year 2021/22 from the Place Based Fund from Scottish Government which replaces the source of Town and Village Centre funding. It is considered appropriate to wait in the allocation of these funds until the tender analysis is complete for the Former Babylon Building Demolition. Following final approval from Scottish Water and confirmed project costs for the Jamaica Street Car Park, it is proposed to make an allocation of funds towards a pilot carbon reduction initiative for the King George VI building in Port Glasgow. A further report will be presented to Committee in due course suggesting allocation of any uncommitted funds.

## 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 progressing with re-slating completed on the north roof and in progress on the south roof. Repair work to chimneys has been completed with the exception of the gable chimney at Cowan's corner, this has been delayed due to the availability of stonework which is expected on site imminently. High level window installation is in progress. The Committee has previously been advised of the projected delay to completion and it should be noted that the estimated final completion date is currently being assessed by Technical Services in conjunction with the main Contractor.

**Grand Corridor Offices Ventilation:** The works involve the provision of a permanent air handling unit (AHU) serving internal offices with limited natural ventilation. Listed building consent has now been granted. Building Warrant application is being progressed with points list currently being responded to. Tender documents are currently being prepared.

- 7.2 **Greenock Cemetery Complex (Ivy House):** Listed Building Consent is in place with Building Warrant application in progress. Currently out to tender with return due at the end of October.
- 7.3 **Waterfront Leisure Complex Lifecycle Works:** Technical design has been concluded with application for Building Warrant submitted. Tender documents are currently being prepared. 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. Tenders have been returned and tender evaluation is in progress.
- 7.5 **Sea Walls/Retaining Walls:** Provision of £100K 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. The progress on this to date is as follows:

Slipways – A specialist external condition survey was commissioned to assess the Cove Road slipway in Gourrock and this was undertaken at the end of April 2021 to take advantage of low spring tides. The summary report findings included noting that the existing slipway has not been constructed to the optimum slipway gradient and is generally in poor condition. If investment were to be considered to improve the functionality and condition of the asset the report notes that local

repair options would likely be short lived / not appropriate. The report includes cost options for overtopping the existing slipway including widening the bottom half and improvements to concrete support walls to provide a design life of circa 50 years. The estimated cost of that work is £380K excluding professional fees and statutory charges (engineering / consents / procurement) estimated at a further £60K. The Council has seven slipways listed in its current asset list (3 in Gourock, 1 in Greenock and 3 in Port Glasgow). Subject to the constraints of the existing survey budget it would be the intention to take forward a similar condition assessment for all Council owned assets.

Coastal/Sea Defences & Structures – A specialist survey of the waterfront from Newark to Kelburn Park in Port Glasgow was undertaken to assess the condition of the gabion baskets and mattresses that comprise the defences protecting the embankment from erosion. The summary report notes that the majority of the gabion baskets are in satisfactory condition with one area requiring repair where the foundation has been undermined. The report also notes however that the mattress element is in poor condition. Further work is being undertaken through the specialist consultant on the options for repair.

The scope and location of surveys continues to be assessed by Officers. The mapping of assets and formal title checks through Legal Services will be required as part of the process.

- 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 works have commenced on site with completion expected late November / early December. Phase 2 design is complete with tender document preparation and issue to follow.

**Watt Institute Lift:** The project involves provision of a lift within the Watt Institute gallery space to address the lack of an accessible route to 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 developing 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 (Gourock 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. The Committee is requested to note the initial allocation of £120K from the Core Property Assets allocation which will be reviewed on completion of the Stage 2 reports for each location.

#### **Minor Works – General**

- 7.8 **General - Endeavour Sculpture Refurbishment:** Contract terminated and retendering in progress through specialist materials supplier.
- 7.9 **General - Watt Institute Archive Room Floor Strengthening:** Works complete.
- 7.10 **General - Pottery Street Transfer Station Roller Shutter Doors:** Works complete.
- 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. A second phase to address unauthorised vehicle access to the pedestrian riverfront walkway is currently being progressed to detail design stage.
- 7.12 **General – Craigmuschat Quarry Fencing:** The proposed works address the replacement of life expired/vandal damaged perimeter fencing to the Fletcher Avenue boundary. A works order has been issued with start date subject to delivery of materials.
- 7.13 **Inverclyde Leisure – Birkmyre Gym AHU:** The project involves the replacement/relocation of

the existing life expired air handling unit. Listed Building Consent and Building Warrant submissions in progress.

- 7.14 **Inverclyde Leisure – George Road Pavilion:** Minor works have been completed to address security improvements via installation of external LED lighting and CCTV.

### **Statutory Duty Works**

- 7.15 **DDA/Equality - Greenock Town Hall Stage Lift:** Listed Building Consent in place with Building Warrant application submitted. Preparation of tender documents now in progress. Programme for installation will be considered in relation to the ongoing use of the Town Hall as a vaccination centre.
- 7.16 **DDA/Equality – Port Glasgow Town Hall Lift Replacement:** The project involves the replacement of the existing lift which is nearing end of serviceable life and with components / parts no longer readily available. The works involve structural alterations to address current building standards and larger lift size. Detail design is in progress with ground investigation imminent to allow conclusion for building warrant submission.

### **Asset Management Plan – Depots**

- 7.17 **Kirn Drive Depot:** The August Committee approved the progression of proposals to address improvements to the existing Kirn Drive Civic Amenity facility. The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending the progression of the design development of the Civic Amenity site element of the project. The proposal is to co-ordinate the works to allow the demolition works and the civic amenity works to be on site sequentially to minimise any disruption. A temporary civic amenity facility will be provided at the Craigmuschat Quarry site for the duration of the works.

## **8.0 CITY DEAL**

- 8.1 **Greenock Ocean Terminal:** The works commenced on site on 17<sup>th</sup> May with original contract completion date of 10<sup>th</sup> May 2022. As previously reported, the contractor has encountered significant obstructions in the ground during the early works to establish the piling platform which have impacted the progress of the works. The works are now progressing with UXO survey complete and site found to be free of any unexploded ordnance. Piling works are progressing towards completion and foundations have commenced. The contractor is currently reporting a potential 12 week programme impact which he will attempt to partially 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 PROPERTY RELATED ITEMS – BLACKSMITH TERM CONTRACT RE-TENDER**

- 9.1 The tender for the provision of a Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths in Inverclyde is currently being prepared for advertising as the existing arrangement expires on 31<sup>st</sup> October 2021. The estimated total value of the contract over the proposed 2 year contract period is £516,000.
- 9.2 It should be noted that the tender strategy remains as previously approved by the Committee

incorporating dividing the contract into three lots and evaluation on a lot by lot basis, with no more than one lot being awarded per tenderer. The purpose of this strategy is to support the participation of small to medium sized enterprises (SME's) and the opportunity to tender in respect of their capability to meet the financial and economic standing criteria within tenders.

- 9.3 The Committee is requested to grant delegated authority to the Interim Head of Legal Services to accept the most economically advantageous tenders in relation to the tender exercise for the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths.

## 10.0 IMPLICATIONS

### 10.1 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					

### 10.2 Legal

None.

### 10.3 Human Resources

None.

### 10.4 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.
X	NO

10.5 **Repopulation**

None.

11.0 **CONSULTATIONS**

11.1 None.

12.0 **BACKGROUND PAPERS**

12.1 None.