
Report To:	Environment & Regeneration Committee	Date:	13 January 2022
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV008/22/SJ
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Subject:	Environment & Regeneration Capital Programme Progress and Property Related Items		

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 regular review of the property condition surveys and prioritisation of available funding to address raising / maintaining the core condition of the Council's assets.

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;
 - Notes the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from 2022/23 Core Property budget.

Stuart Jamieson
Interim Director,
Environment & Regeneration

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.
- 4.2 The report also addresses an update in respect of the additional projects being considered from the 2022/23 Core Property Allocation from the regular review of the property condition surveys and prioritisation of the available funding to address raising / maintaining the core condition of the Council's assets.

5.0 ROADS AND ENVIRONMENTAL SERVICES

Core Programme

- 5.1 **Cycling, Walking & Safer Streets:** Additional cycling projects through East India Harbour Greenock and at Mirren's Shore Port Glasgow are currently at design stage.
- 5.2 **SPT:** The William Street pedestrian crossing is complete, the removal of the existing crossing at Cross Shore Street has been programmed to be completed early January 2022. The design for West Blackhall Street town centre project is complete with a funding bid submitted to Sustrans for consideration. 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. A members briefing session was held on this on the 13th December 2021.
- 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 have approved the licence application and discussions are ongoing with land owners regarding the project. The Gotter Water project design is complete. All these projects have been paused at present by the Scottish Government until funding arrangements are agreed.
- 5.6 **Drumshantie Road Car Park:** Main construction now complete with height restriction barrier to follow. The car park is now able to be used.
- 5.7 **Former St Ninian's School Site:** The Contamination Land Officer has reviewed the contamination levels within the site. A capping layer is required to allow planting of bedding plants and trees to develop a community garden. The extent of capping is being determined.

Roads Asset Management Plan

- 5.8 **Carriageways:** 17 of the 20 carriageway resurfacing schemes are now complete which includes 2 additional schemes. 17 of 20 large patching schemes are also complete which includes 2 additional schemes. Remaining schemes programmed to be completed by end of March 2022.
- 5.9 **Footways:** 4 of the 18 footway resurfacing schemes are complete with 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 procurement of units and installation to follow.

Environmental Services

- 5.12 **Cemetery Development:** Works commenced on the Knocknairshill Cemetery Extension project on Monday 8 November 2021 with completion programmed for July 2022. The Contractor is progressing the general site strip and ground works with preparation on-going for drainage attenuation works.
- 5.13 **Cremator Replacement:** The letter of acceptance has been issued for phase 1 and the cremator supplier is now engaging with the project design team to progress the design for the phase 2 works and the alteration of the building to suit the cremators.
- 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. Tenders have been evaluated and the successful tendered notified. Installation will commence early in the new year.
- 5.16 **Nature Restoration Fund:** The Council has been awarded funding of £88k from the Scottish Government for re-wilding and biodiversity projects. Plans to carry out habitat restoration, path improvements and tree planting at Clyde Muirshiel have been developed and will be shared with Elected Members. Path improvements will be carried out as weather conditions allow before the end of financial year and planting will commence in Spring.

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 main fountain re-assembly has now been completed with the final restored components to be returned and assembled by mid-December. The final water and electrical works have been delayed due to the availability of key materials with full completion anticipated early in the new year.
- 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. Tenders have been returned and evaluated with formal acceptance imminent. Planning consent has now been received and liaison is on-going in respect of necessary permissions from available adjacent property owners. Subject to concluding the necessary permissions it is anticipated that the works could commence on site in January 2022.
- 6.5 **Town and Village Centres / Place Based Funding:** At the October Committee Officers identified that both the Babylon demolition costs and the Carbon Zero project at KGVI in Port Glasgow were priority projects for the Town and Village Centre Funding. Allocations of £400,000 and £200,000 were made against these projects respectively. Since the Babylon tender award and additional

funds being sourced from the Regeneration Capital Grant Fund for KGVI £351,000 remains unallocated. It is proposed that projects are developed for consideration by the March Committee for these funds along with the £600,000 allocation from Place Based Funds.

7.0 PROPERTY

Core Property Assets

7.1 Greenock Municipal Buildings

Window Replacement: The windows within the courtyard / air well at the Fire Museum will be included in the next phase of proposed window replacement. Section 9.1 below outlined the works being considered in relation to expanding the scope of the project.

Clyde Square Elevation Re-roofing: Works are now nearing completion with the last of the work at the gable to Cowan's Corner in progress with completion imminent. Dismantling of the scaffold is in progress with the scaffold within the carriageway to be dismantled taking cognisance of the vaccination centre activity.

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 been granted with all Building Standards points addressed and Building Warrant awaited. Tender drawings and specifications are complete with tender issue imminent.

7.2 **Greenock Cemetery Complex (Ivy House):** Listed Building Consent is in place with Building Warrant application in progress. Tenders have been returned and evaluated with tender report completed. A letter of acceptance will be issued upon receipt of the Building Warrant.

7.3 **Waterfront Leisure Complex Lifecycle Works:** Tender documents have been published with returns due 12 January 2022.

7.4 **Boglestone Community Centre - Re-Roofing:** The Contractor has been appointed and pre-construction planning in progress. Works to commence on site on 10 January 2022 with a completion programmed for April 2022.

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. Following the update provided to the October Committee, officers are in the process of seeking further quotes from specialist consultants to address survey works on sea walls in the area of the Greenock Waterfront. Work is also on-going through Legal Services in respect of legal searches and clarification of title / ownership of the waterfront from Newark to Kelburn Park in Port Glasgow. The scope and location of surveys continues to be assessed by Officers and, as previously noted, the formal mapping of assets and 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 cobbled roads surrounding Customhouse Square. Phase 1 works are progressing with the requirement for additional works having slightly delayed the projected completion but still expected to complete before the holiday period. Phase 2 design is complete with tender document to be issued in the near future.

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. The design has been progressed to Stage 2 and a cost report is in progress.

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). Overall project being prioritised based on available resources with Stage 2 report and costs being progressed for all locations.

Minor Works – General

- 7.8 **General – Craigmuschat Quarry Fencing:** Works to address the replacement of life expired/vandal damaged perimeter fencing to the Fletcher Avenue boundary have now been completed.
- 7.9 **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.
- 7.10 **Inverclyde Leisure – Wemyss Bay Community Centre:** An allocation of £100K for general upgrade works was made in the 2019/20 budget with progress on works and expenditure reported through the Education & Communities Committee. That allocation has now been fully expended with a final element of work required involving ventilation / daylighting improvements through installation of high level windows within the main hall space. The Minor Works budget will be utilised to progress the project. Tenders have been returned with acceptance imminent.
- 7.11 **Inverclyde Leisure – Grieve Road Community Centre:** An allocation of £200K for partial refurbishment / general upgrade works was made in the 2019/20 budget with progress on works and expenditure reported through the Education & Communities Committee. The remaining funds within that allocation are insufficient to progress the final element of work required which involved minor internal alterations and ventilation / daylighting improvements through installation of high level windows within the main hall space. The Minor Works budget will be utilised to progress the project and the remaining funding allocation. Tenders have been returned with tender report being prepared.

Statutory Duty Works

- 7.12 **DDA/Equality - Greenock Town Hall Stage Lift:** Listed Building Consent in place with Building Warrant application submitted. Tenders have been issued with a return date of 17 December 2021. It should be noted that installation works will be delayed due to the anticipated increase use of the Town Hall as a vaccination centre.
- 7.13 **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. Ground investigations delayed due to the schedule of vaccinations. Property currently liaising with Inverclyde Leisure on a suitable period to undertake the survey.

Asset Management Plan – Depots

- 7.14 **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 works will be co-ordinated 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. Planning application submitted with Building Warrant application in progress.

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. As previously reported, the contractor encountered difficult ground conditions and obstructions in the ground which has impacted on progress. The works are now progressing with foundations completed and structural steel frame erection well advanced. The contractor will attempt to partially recover time throughout the remaining stages of the project

subject to the on-going industry challenges of materials and labour availability being experienced across the sector. Completion is anticipated in summer 2022.

- 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. The Planning application in Principle will be considered by the January planning Board
- 8.3 **Inchgreen:** Final negotiations are taking place in respect of the Joint Venture agreement, which along with tendered costs will be considered under cover of a separate Committee report for the submission of the Final Business Case to the PMO.

9.0 PROPERTY RELATED ITEMS – FUTURE CORE PROPERTY ALLOCATION PROJECTS CONSIDERATIONS

- 9.1 The Environment & Regeneration capital programme includes allocations for lifecycle and elemental replacement works across a number of core operational properties in the form of the Core Property allocation. The Committee is asked to note the proposed projects below and that further projects will be identified throughout the remainder of the current financial year and into 2022/23 as part of the on-going review and prioritisation of works based on the most recent property condition surveys. The latest 5 yearly external condition surveys were undertaken via Aecom between October and December 2019 with an annual review carried out by Property Services to provide an overall asset condition rating which is reported as part of a range of Statutory Performance Indicators.
- 9.2 **Greenock Municipal Buildings:** The continued investment in the Municipal Buildings is required to address the overall condition rating of C – Poor highlighted through the externally procured condition surveys. As noted in 7.1 above, the scope of the proposed window replacement works is being considered for expansion to make best use of the necessary temporary access scaffolding that would be required to facilitate the works. It is proposed to also address a small area of slated roof which has not formed part of the roofing projects to date, and also seek to address a historical water penetration issue related to the interface with the Dalrymple Tower. Listed Building Consent has been approved with tender documents in progress. A pre-tender cost check will be prepared to inform the additional allocation required from the 2022/23 Core Property budget.
- 9.3 **Greenock Town Hall:** The Greenock Town Hall is treated as a separate block of the overall Greenock Municipal Buildings Campus in terms of the condition survey reporting. The Town Hall has benefited from recent / recurring capital investment and is generally in overall better internal condition than the main campus. The roofing and windows of the Town Hall however, remain to be addressed and represent a significant factor in overall condition assessment. Property Services are currently scoping a project to address the last significant roofing project within the campus i.e. the Town Hall element. The Town Hall also has a mixture of metal and timber single glazed thermally inefficient windows which are in poor condition. The scope for ventilation improvements to bring existing wind catchers back into operation and / or part of the window replacement is also being investigated including improvements to the Council Chambers ventilation which sits under the same roof area. The overall project will be subject to further development and cost estimate to inform the allocation required from the 2022/23 Core Property budget.
- 9.4 **Caladh House Building, John Street, Gourock:** In the course of carrying out works to the mechanical and electrical services of the building, officers from Property Services identified further defects linked to the poor quality of the conversion works undertaken through the developer prior to the purchase of the property in 2016. It should be noted that these issues would not have been obvious / detectable through any visual inspections undertaken at the time in connection with the property purchase. Further remedial works are required to address issues with the en-suite showers throughout the property and it should be noted that these issues are impacting users and would lead to further fabric damage/deterioration if left unaddressed. The Committee is requested to note the allocation of £70k from the Core Property allocation to progress the works which have been the subject of a report to the Corporate Management Team who have agreed the proposals.

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.