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| Report To: | Environment & Regeneration Committee | Date: | 3 March 2022 |
| Report By: | Interim Director, Environment & Regeneration | Report No: | ENV017/22/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 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.

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 with the removal of the existing crossing at Cross Shore Street also complete. The West Blackhall Street town centre project is progressing to final design and procurement stage. The installation of the signalised junction at Grey Place and West Blackhall Street has now commenced. Works to link the traffic signals on the A770 is complete 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:** Further monitoring of traffic flows, pedestrian's and cycle usage is ongoing on the Battery Park to Greenock Town Centre cycle lanes. An all members briefing was carried out on the 22nd February 2022.
- 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 is now complete. The car park is now able to be used.
- 5.7 **Former St Ninian's School Site:** The site has been assessed to determine the vegetation cutback and capping layer required to remediate the site for development. It is proposed to carry out site clearance this financial year and to complete the soil capping layer in Summer 22. This will remediate the site allowing rewilding and biodiversity activity.

Roads Asset Management Plan

- 5.8 **Carriageways:** 17 of the 20 carriageway resurfacing schemes are now complete which includes 2 additional schemes. 19 of 24 large patching schemes are also complete which includes 4 additional schemes. Remaining schemes programmed to be completed by end of March 2022.
- 5.9 **Footways:** 5 of the 18 footway resurfacing schemes are complete with 3 schemes programmed to be completed by the end of March 2022 the remainder will be deferred until next financial year. 2 of the 6 large footway patching schemes are also complete with the remainder deferred until next financial year.
- 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 currently progressing the drainage installations and foundations.
- 5.13 **Cremator Replacement:** The application for Listed Building consent has been submitted and the design is progressing towards a Building Warrant application. Pre-contract works will be undertaken to upgrade the incoming electrical supply.
- 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 has been approved by committee. Tenders have been evaluated and the successful tendered notified. Installation has been delayed with the successful bidder confirming the start date for projects in May 2022.
- 5.16 **Nature Restoration Fund:** The Council has been awarded funding of £88k from the Scottish Government for rewilding and biodiversity projects. Improvements to paths and access to sensitive restoration have been assessed. The path improvements have been identified and materials procured to allow works to commence. Weather conditions have made an earlier start problematic. Naturalised seeding and planting to commence in Spring 2022.
- 5.17 **Parks, Cemeteries and Open Spaces Asset Management Programme:** The Service are part funding the Multi-Use Games Area upgrade in Birkmyre Park, Kilmacolm. Tenders have been returned and evaluated with a formal acceptance imminent. Expenditure will be maximised in the current financial year subject to availability of materials. The estimated cost of the project is £80K with £53k funding from the Parks, Cemeteries and Open Spaces AMP allocation.

6.0 REGENERATION AND PLANNING

Core Regeneration

- 6.1 **Town & Village Centres - West Blackhall Street:** Funding has been awarded for the project from Sustrans. Tender documents are close to completion and it is anticipated procurement will commence before the end of the financial year.
- 6.2 **Town & Village Centres - Lyle Fountain:** The final lighting and water supply works are in progress with completion anticipated by the end of February.
- 6.3 **Town & Village Centres - Jamaica Street Car Park:** Scottish Water have now given approval of the drainage design proposals. Construction works have been procured and are due to commence on site mid-March.
- 6.4 **Town & Village Centres - Former Babylon Building Demolition:** Scottish Water disconnection works have been completed with the traffic management scheme now authorised. The Contractor commenced works on site on 31st January to complete by mid-May.
- 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. It is therefore proposed to allocate the 2021-2022 funds as follows:-
- Kilmacolm Village Centre Phase 1 St James Footpath improvements £75,000
 - Port Glasgow Princes Street Canopy Improvements £31,000
 - Port Glasgow Lamonts mural lighting £6,500
 - Port Glasgow Comet Interpretation Boards £10,000
 - Greenock Town Centre Signage £80,000
 - Gourock Park Lighting pilot £74,000

Inverkip £25,000
Town and Village Centre pavement cleaning £57,000

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. As previously reported, the scope of the works is being expanded to make best use of the necessary temporary access scaffolding that will be required to facilitate the works. A small area of slated roof which has not formed part of the roofing projects to date and works to address historical water penetration issue related to the interface with the Dalrymple Tower will also be incorporated. Listed Building Consent has been approved with tender documents in progress.

Clyde Square Elevation Re-roofing: Works are now complete with the dismantling of the final scaffold within the carriageway nearing completion.

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 and Building Warrant have now been granted. Tender drawings and specifications are complete with tender issue imminent.

Greenock Town Hall: The January report provided background on the scoping of the project to address the last significant roofing project within the campus i.e. the Town Hall element. The project continues to be developed with surveys in progress to inform the process. A cost estimate will be prepared at the appropriate stage to inform the allocation required from the 2022/23 Core Property budget.

7.2 **Greenock Cemetery Complex (Ivy House):** Listed Building Consent and Building Warrant have been granted. The contract has been awarded with a pre-Start meeting arranged. Works to commence as soon as possible thereafter.

7.3 **Waterfront Leisure Complex Lifecycle Works:** Tender documents were initially published and returned on 12 January 2022 resulting in a single tender return that was unable to be progressed. Tenders have now been re-issued with a return date of 28 February.

7.4 **Boglestone Community Centre - Re-Roofing:** The Contractor has been appointed and works commenced 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 approval provided at the January Committee, officers are progressing the specialist survey works to assess the condition of the sea defences at the Greenock waterfront between the Ocean Terminal location and the Beacon Arts Centre. Work is also on-going through Legal Services and Landownership Scotland 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 will continue to be assessed by Officers.

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 were completed in December 21. Tenders for Phase 2 have been returned and a tender report is in progress.

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 with a cost report now completed. The estimated cost of the project is £175k and the Committee is requested to note the allocation of £75k from the Core Property DDA/Equality allocation to allow the project to be progressed.

- 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.
- 7.8 **Caladh House Building, John Street, Gourock:** Works to address issues with the en-suite showers throughout the property are progressing. It should be noted that the programme has been disrupted due to a number of COVID cases within the facility.

Minor Works – General

- 7.9 **Inverclyde Leisure – Birkmyre Gym AHU:** The project involves the replacement/relocation of the existing life expired air handling unit. Listed Building Consent was submitted and subsequently withdrawn following concerns over the location of the proposed unit from a local community group raised as part of the planning process. The design team are revisiting the design to present a more acceptable solution.
- 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. A formal contract acceptance has been issued with site start programmed for mid-February.
- 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. As previously reported, 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. A formal contract acceptance is imminent following resolution of the necessary statutory approvals.

Statutory Duty Works

- 7.12 **DDA/Equality - Greenock Town Hall Stage Lift:** Listed Building Consent and Building Warrant approved. Tenders have been returned and assessed with a formal contract acceptance imminent subject to approval to close the Vaccination Centre for a four week period. The manufacture and delivery period of 16 weeks requires an installation in two stages in June and July when the Vaccination Centre has a low demand and can potentially be relocated to Port Glasgow Town Hall for the period. Other bookings for the Town Hall have been taken into consideration.
- 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. Detail design is in progress and a stage 1 building warrant to be submitted. The tender for the supply and installation of the lift only will be issued shortly to allow a supplier to be in place to provide technical information for the second stage building warrant. Manufacture can commence while the building warrant progresses. It is anticipated that the Town Hall will be closed for a period over September and October 22 for the installation and the Vaccine Centre will be relocated to the Greenock Town Hall. This will enable the Port Glasgow Town Hall to have full disabled access to the Vaccination Centre prior to the winter and onset of anticipated rise in vaccinations.

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 existing Civic Amenity facility was closed at the end of January 2022 with the facility temporarily relocated to Craigmuschat Quarry. The existing services within Kirn Drive are in the process of being terminated throughout February in liaison with the service providers with demolition of the building scheduled to commence in early March. Planning Consent for the improved Kirn Drive facility has been granted and a Building Warrant application has been submitted. Production drawings are in progress for preparation of tender documents. Subject to progression and conclusion of the tender process, it is anticipated that a contract for the improvement works will be awarded to allow commencement after the completion of the demolition contract in mid-May.

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, gas membrane work, structural / secondary steel frame, underbuilding and floor slabs complete. Works are also progressing on alterations within the existing car park and on the drainage connections for the new building. Curtain walling works are on-going and circa 50% complete with internal blockwork in progress. The contractor is currently reporting anticipated full completion late August / early September and 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.

8.2 **Inverkip:** 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 was approved by the January Planning Board.

8.3 **Inchgreen:** Final Business Case submitted to the City Deal PMO following Committee Approval at the January Committee

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?

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| |
| X |

YES

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?

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| X |

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

NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

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| 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.