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| Report To: | Environment & Regeneration Committee | Date: | 16 June 2022 |
| Report By: | Interim Director, Environment & Regeneration | Report No: | E+R/22/06/05/ SJ/EM |
| 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 2022/25 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
- a) notes the current position of the 2022/25 Capital Programme and the progress on the specific projects,
 - b) and agrees it prudent not to award the tender for the Kirn Drive depot at this stage.

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 24th February 2022. This effectively continues the previously approved 2021/24 Capital Programme to 2022/254. In addition to the core annual allocations funding was approved to address inflationary pressures in the RAMP and an initial allocation towards the approved Carbon Reduction Strategy.

5.0 ROADS AND ENVIRONMENTAL SERVICES

Core Programme

- 5.1 **Cycling, Walking & Safer Streets:** The design of the cycle route through East India Harbour Greenock is complete awaiting path agreement. Mirren's Shore Port Glasgow has started on site. Installation of cycle stands across Inverclyde is at the design stage.
- 5.2 **SPT:** The West Blackhall Street town centre project is being procured through the Scape framework and the contractor is currently preparing a detailed price estimate. The installation of the signalised junction at Grey Place and West Blackhall Street is expected to be completed in June 2022. Speed reductions in town and village centres, speed surveys are currently being undertaken and the design will start on the conclusion of the survey results.
- 5.3 **Spaces for People:** Further monitoring of traffic flows, pedestrian's and cycle usage is programmed for June and July with the results presented to committee in August 2022.
- 5.4 **Flood Risk Management (Central Greenock):** Discussions to install a new access to the grill on Dellingburn Street are on-going with the land owner.
- 5.5 **Flood Risk Management (Flood Risk Management Plan):** The Glen Mosston, Kilmacolm design works are complete. The Gotter Water project design is complete. The funding has been reinstated and the both projects are due to start on site September 2022.
- 5.6 **Former St Ninian's School Site:** Topographical survey being undertaken prior to completion of outline design drawings in consultation with local community.
- 5.7 **Participatory Budget:** 4 carriageway resurfacing schemes and 5 footway resurfacing schemes are programmed to be delivered as part of the £400k Participatory Budget allocation for resurfacing schemes prioritised by public consultation as below:

Carriageway Resurfacing:

1. Terrace Road Greenock
2. Barhill Road Greenock
3. Muirshiel Road Port Glasgow
4. Cumbrae Avenue Port Glasgow

Footway Resurfacing:

1. Shore Street Gourock (St Johns Rd to John St fronting shops)
2. Shore Street Gourock (North side at Health Centre car park)
3. Eldon Street Greenock (Esplanade to Wood St south side - Esplanade to North St - north side)
4. Boglestone Avenue Port Glasgow (Bridgend Avenue to West Rd - north side)
5. Drumfrochar Road Greenock (Merino Rd to Old Largs Rd - east side)

- 5.8 **Inverclyde Traffic Study:** Another tender document and scope is being prepared after the previous tender received no returns. Kirn Drive One-Way, evaluation and impact of turning Kirn Drive one-way will start on completion of the Inverclyde Study. Glen Huntly One-Way, evaluation and impact of turning Glen Huntly one-way will start on completion of the Inverclyde Study. Caledonia Crescent One-Way, evaluation and impact of turning Caledonia Crescent one-way will start on completion of the Inverclyde Study.
- 5.9 **Larkfield Rd / George Rd:** The consultation on the proposed 4 schemes will start August 2022.
- 5.10 **Kilmacolm Carpark:** The detailed design on the proposed carparks at the corner of Moss Road and Gilburn Road and behind the Old Police Station will start July 2022.

Roads Asset Management Plan

- 5.11 **Carriageways:** 1 of 16 carriageway resurfacing schemes is now complete with 21 large patching schemes also programmed for delivery.
- 5.12 **Footways:** 3 of 12 footway resurfacing schemes are now complete with 4 of 8 large patching schemes also complete.
- 5.13 **Structures:** A project to replace the bearings and bridge deck on the footbridge at Lochwinnoch Road in Kilmacolm is in initial design phase.
- 5.14 **Street Lighting:** Street lighting project design is in final checking with tender issue for column replacement contract to follow in June 2022.
- 5.15 **Traffic Calming:** The priority list is complete for 2021 and the top two sites are Newark Street and Union Street and these are being evaluated for traffic calming measures and if the budget is available both these site will be completed.

Environmental Services

- 5.16 **Cemetery Development:** Works commenced on the Knocknairshill Cemetery Extension project on Monday 8 November 2021 with completion originally programmed for July 2022. 75% of stone retaining walls have been completed with the attenuation/soakaway pond 80% complete and base layers for footpaths complete The Contractor is currently reporting behind programme due to adverse weather conditions over the programme to date with completion now projected mid-August.
- 5.17 **Cremator Replacement:** The contract for specialist cremator manufacturer has been awarded with the receipt of the signed Advance Payment Bond awaited prior to commencing manufacture. The design for the alterations to the building has progressed with Listed Building consent now received and with the Building Warrant application submitted. Production drawings have been completed and tender document preparation is in progress. Tender issue for the building works is anticipated mid-June. Pre-contract works to upgrade the incoming electrical supply will progress shortly.
- 5.18 **Vehicle Replacement Programme:** Budget for 2022/23 is £1.1m. Vehicle orders have been placed for a number of vehicles and it is anticipated that the full amount will be delivered in this financial year however there are supply issues due to national issues.
- 5.19 **Play Areas:** Installation work has commenced on the 6 priority play areas approved by committee and will be phased into June 2022.
- 5.20 **Nature Restoration Fund:** The Works have commenced on the path improvements and naturalised seeding. Additional habitat improvement spend is planned and full spend will be delivered in this financial year.
- 5.21 **Parks, Cemeteries and Open Spaces Asset Management Programme:** An allocation of funds has been made to the Birkmyre Park MUGA Upgrade project in 5.19 below as previously reported. The balance of funding will be delivered in this financial year.

- 5.22 **Birkmyre Park Kilmacolm MUGA Upgrade:** The works are nearing completion but due to supply chain issues and adverse weather conditions, completion has been delayed which is now anticipated by the end of May.
- 5.23 **Port Glasgow Sculpture:** The sculpture is erected and paths and footways are due to be completed June 2022, with the installation of lighting to follow.

6.0 REGENERATION AND PLANNING

Core Regeneration

- 6.1 **Town & Village Centres - West Blackhall Street:** The project is being led by the Roads Service and procured through the Scape framework and the contractor is currently preparing a detailed price estimate.
- 6.2 **Town & Village Centres - Lyle Fountain:** Restoration works have now been completed and the fountain is functioning although a defect regarding the water supply has now become apparent and is being investigated. Information boards are being developed to inform the public of the history of the fountain.
- 6.3 **Town & Village Centres - Jamaica Street Car Park:** Construction works have started, with completion projected by the end of May 2022.
- 6.4 **Town & Village Centres - Former Babylon Building Demolition:** The building has now been demolished with the ground levelled and topsoil/seeding completed. A timber fence has been erected on the public footway boundary and pavement surfacing reinstated. The existing boundary walls within the site have been made good with the only outstanding item being the installation of a concrete coping.
- 6.5 **Town and Village Centres / Place Based Funding:** At the March Committee it was agreed to progress with the following projects from the 2021/22 allocation and these works have been instructed.
- 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 are included in the next phase of proposed window replacement. As previously reported, the scope of the works has been 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. The estimated cost of the project is £280K which will be funded from the Core Property General Provision. Listed Building Consent has been received with tenders issued and return imminent.

Clyde Square Elevation Re-roofing: All works complete and scaffolding removed.

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. Tenders were returned on 13 May and are currently being evaluated.

Greenock Town Hall: The January 2022 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):** The contract has been awarded with works in progress. Foundations complete and matching sandstone being sourced for repairs to the existing tower.
- 7.3 **Waterfront Leisure Complex Lifecycle Works:** The project addresses the replacement of the fire/panic alarm systems and replacement of emergency lighting. Tenders have been returned with a letter of acceptance now issued. A pre-start meeting is being arranged.
- 7.4 **Boglestone Community Centre - Re-Roofing:** The works have been progressing on site but have been delayed due to adverse weather conditions. The Contractor is now projecting completion by the end of May.
- 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 survey and report to assess the condition of the sea defences at the Greenock Waterfront between the Ocean Terminal location and the Beacon Arts Centre has now been completed. 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. Commencement of Phase 2 has been delayed to facilitate the Meliora Festival and will commence on the 21 June.

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 team are now working through RIBA Stage 3 which will allow an application for Listed Building Consent to be made.

- 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. Initial Stage 2 report and costs have now been prepared for all locations which are currently under review.
- 7.8 **Caladh House Building, John Street, Gourock:** Works to address issues with the en-suite showers throughout the property are nearing completion and projected to be complete by the end of May.
- 7.9 **Vehicle Maintenance Facility Drying Room Alterations:** The project involves internal alterations to provide more space for changing and storing wet clothes for drying. The air conditioning will also be adapted to provide drying in the summer when the heating system may not be active. The projected cost of the works is £100K with £65K contribution from the unallocated balance of an organisational recovery earmarked reserve for alterations at Pottery Street and the balance from the Core Property General Provision.

Minor Works – General

- 7.10 **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. It should be noted that the original location of the unit results in an inherently inefficient solution due to the heat losses through the flow and return pipes. The preferred option is to progress with the AHU located adjacent to the Pavilion as previously proposed. Officers are currently reviewing the position.
- 7.11 **Inverclyde Leisure – Wemyss Bay Community Centre:** As previously reported 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 was fully expended with a final element of work required involving ventilation / daylighting improvements through installation of high level windows within the main hall space. This final phase of work has now been completed.
- 7.12 **Inverclyde Leisure – Grieve Road Community Centre:** As previously reported 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. That allocation was 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 final phase of work is now substantially complete with minor outstanding items projected to be complete by the end of May.

Statutory Duty Works

- 7.13 **DDA/Equality - Greenock Town Hall Stage Lift:** A letter of acceptance has been issued with the lift currently in manufacture. The programme has been agreed in conjunction with Inverclyde Leisure.
- 7.14 **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. The tender for the supply and installation of the lift only has been issued with a return date of 20 May. The appointment of a supplier will provide technical information for the building warrant. Manufacture can commence while the building warrant progresses. It is anticipated that the Town Hall will be closed for a period over October / November 22 subject to bookings of the Town Hall. 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

- 7.15
- **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 have been terminated with the depot building now demolished and fuel tanks removed. The foundations are currently being removed. Planning Consent for the improved Kirn Drive facility has been granted with Building Warrant expected imminently. A tender for the main works on the site namely:- Upgrade of the existing site including the provision of a new welfare facility for staff, new water electrical, IT and drainage services, re-surfacing of civic amenity yard, CCTV and intruder alarm installations and new floodlighting installation has been issued, returned and subsequently evaluated. The value of the checked tender is £250,014 which is approximately £95,000 over the budgeted costs. This excludes fees projected to be approximately £41,000. Officers consider it prudent not to award the tender at this stage pending decisions in respect of the forthcoming budget setting process.

7.16 **Pottery Street Depot Resilience Generator:** The project involves the provision of a generator at the Pottery Street depot to enable the depot to be used as an emergency coordination centre for the Council in the event of a black start or other widespread power failure. Power resilience remains a major risk for the Council and the community with the recent initial findings about the impact of Storm Arwen focussing largely on the disruption caused to the electrical distribution network. At present the Council has no provision for a coordination site with its own power supply and this would put the delivery of Council services to the most vulnerable at risk. The estimated cost of the project is £77K and will be funded by a combination of a previously approved earmarked reserve, a contribution from the remaining balance within the Depot AMP funding model, and from a review of the AMP complete on site budget.

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 impacted progress in the early stages. The Contractor has also experienced difficulties with his supply chain including the insolvency of a key sub-contractor which has now been addressed. The works are progressing with the main building wind and water tight and with the final external cladding, roofing and brickwork progressing. Internal partitions and services installations are also progressing. The contractor is currently projecting completion in early September however this is subject to remaining work package completion and the on-going industry challenges of materials and labour availability being experienced across the sector. The Council also continues to work with the future users of the facility who have a key input in the final fit-out and completion / operation of the facility.

8.2 **Inverkip:** Negotiations underway into Council progressing Main Street/A78 improvements directly. The budget was re-phased 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:** The Final Business Case was approved by the GCR Chief Executives Group. Since then the Joint Venture Company has been formed with Councillors McCabe and Curley joining the Board. Initial meeting of the JV Company have taken place with regular meetings being scheduled.

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?

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

9.5 Repopulation

None.

10.0 CONSULTATIONS

10.1 None.

11.0 BACKGROUND PAPERS

11.1 None.