
Report To:	Education & Communities Committee	Date:	9 May 2023
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report No:	EDUCOM/27/23/HS
Contact Officer:	Hugh Scott, Service Manager	Contact No:	01475 715459
Subject:	Communities Capital Programme Progress and Asset Related Items		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

- 1.2 The purpose of this report is to consider performance reporting for the Communities part of the Education & Communities Committee and provide an update in respect of the status of the projects forming the Communities Capital Programme and Asset related items.
- 1.3 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. The report also provides an update on other Council Community Asset related activity.
- 1.4 The Communities capital budget is £3.960m with total projected spend on budget. The Committee is projecting to spend £1.159m in 2022/23 after net slippage of £1.259m (52.07%) being reported. Appendix 1 details the capital programme.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee

- notes the current position and the progress on the specific projects of the 2023/26 Capital Programme;
- notes the position with the Parklea Branching Out project and the approval of funding from the Reserves allocation held by the Policy & Resources Committee as outlined in 3.11.

Alan Puckrin
Chief Financial Officer

Ruth Binks
Corporate Director Education,
Communities and Organisational
Development

3.0 BACKGROUND AND CONTEXT

- 3.1 This report shows the current position of the approved Communities Capital programme reflecting the allocation of resources approved by Inverclyde Council on 2nd March 2023.
- 3.2 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 Regeneration Capital Grant Fund process.

2023/26 Current Capital Position

- 3.3 The Communities capital budget is £3.960m. The budget for 2022/23 is £2.418m, with spend to date of £1.111m equating to 45.95% of the original approved budget and 95.86% of the revised estimated spend. The current projection is £3.960m which means total projected spend is on budget.
- 3.4 The Committee is projecting to spend £1.159m in 2022/23 with net slippage of £1.259m (52.07%) being reported subject to the year accounting and accrual process. This is an increase in slippage of £0.077m (3.18%) from the previous reported position and is due to delays experienced on the King George VI Community Hub project as outlined in 3.8 below. Appendix 1 details the capital programme.

Communities Capital Projects

- 3.5 **Lady Alice Bowling Club:** The Council continues to support the management committee of Lady Alice Bowling Club in respect of the building project and related costs. The work has now been completed with the exception of various snagging items which remain to be addressed. The full lease agreement is currently being progressed through Legal Services and projected to be concluded by the end of May 2023.
- 3.6 **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. As previously reported, the lifecycle management of the leisure pitches over the next five years will predominantly involve periodic surface rejuvenation and regular review of the carpet condition against lifecycle plan anticipated life. It should be noted however that the condition of the two 5-a-side pitches at the Lady Octavia facility is currently being assessed with the carpets exhibiting significant deterioration. It is likely that a pitch carpet replacement will be required which will require a review of the phasing and expenditure profile of the current lifecycle plan.
- 3.7 **Waterfront Leisure Centre Training Pool Moveable Floor:** As previously reported, the final site programme is dependent on the progression of the specialist sub-contractor survey, design and manufacture process. The Contractor has now provided a programme which indicates manufacture of the pool floor commencing in May and a site installation period from mid-September to mid-October 2023. At the time of preparing the report, the final structural tests and inspections required to confirm these dates are programmed for the end of April.
- 3.8 **Community Hub King George VI:** The project is being funded through the Scottish Government Regeneration Capital Grant Fund (RCGF) with the objective of sympathetically restoring an important heritage building for community use, including introduction of a series of low carbon energy saving design solutions which will help shape and inform future design direction and contribution to the Council's net-zero objectives. As previously reported, the project has experienced delays due to poor ground conditions and below ground drainage complexities during the initial groundworks stage of the works. Further inspections have been undertaken of adjoining buildings drainage systems to identify the source of water ingress to the building solum

including liaison between adjacent private owner occupiers and commercially leased properties. Surface water attenuation and drainage is now complete including adjustments to the design to address the issues noted above. Due to the logistical complexities of access to the rear garden area the external works have been progressed with gabions now complete and surfacing in place. The foundations for the new stairwell extension are complete with steel frame currently being erected. Internally the solum stone infill has been placed with additional tanking works to address the water ingress being programmed imminently. It should be noted that limited project contingency sums remain having been required to address the groundworks issues experienced to date. The previously reported revised completion date of late 2023 remains under review subject to the completion of the remaining substructure activity and the ability to progress the above ground elements including the building service installations.

Communities External Partner Projects

- 3.9 **Craigend Resource Centre:** The recently completed facility provides the East End of Greenock with a new, modern space for residents of the area and wider community. The upgrade work included the construction of a new car park and toddlers’ play park. Officers are currently working with Craigend and the Scottish Government on the final accounts which should be complete by the end of May 2023.
- 3.10 **The Inverclyde Shed Meet, Make + Share:** The Scottish Government Regeneration Capital Grant Fund (RCGF) funded project involves the transformation of a vacant light industrial unit in East Blackhall Street into a community workshop. Work has now been completed with Provost McKenzie officially opening the new space on 31st March 2023.
- 3.11 **Parklea Branching Out:** Parklea Branching Out (PBO) was awarded £1.1m funding through the Regeneration Capital Grant Fund (RCGF) to deliver a project that seeks to develop a new central community activity hub which will become a focal point of the work of PBO and provide an increased variety of training and work experiences for clients. A report on the project was submitted to the Policy and Resources Committee of 21st March 2023 outlining the position following a tender exercise and the funding gap associated with the challenging economic and market conditions, including the extraordinary rise in the price of materials which are impacting the delivery of all capital programme projects. The Committee agreed to allocate up to £250,000 from Council Reserves in addition to the Scottish Government allocating a further £201,000 to the project. All necessary documentation has been submitted to Scottish Government (RCGF) with works hoped to commence on site early summer 2023 subject to the main contract mobilisation period.
- 3.12 **Update on Asset Transfer Working Group**

Asset Transfer: The Asset Transfer Working Group continues to meet monthly. It is chaired by the Head of Culture, Communities and Educational Resources, with representation from the Communities Service, Legal Services, Property Services and Community Planning. The purpose of the working group is to ensure a co-ordinated approach amongst the key services that are involved in asset transfers. Work is currently taking place to update and revise information on the Council’s web site in relation to asset transfer, including the development of guidance for communities on how to go about an asset transfer.

The table below provides details of asset transfers that have been recently completed or are ongoing.

Asset Transfers that have been completed
Lady Alice Bowling Club – work started in September 22 and is substantially complete with lease projected to be concluded by end of May 2023.

McLean's Yard / Cove Road – transfer and 25-year lease agreed.
East Blackhall Street – transfer completed in December 22.
Asset Transfers that are ongoing
Caddlehill Community Garden – The Environment and Regeneration Committee agreed to a lease in June 2022 and this is currently being drawn up.
Larkfield Community Halls – ongoing
Morton in the Community – discussions are taking place to identify suitable land. Ongoing
Martial Arts Academy – discussions are taking place to identify suitable land. Ongoing

4.0 PROPOSALS

- 4.1 The Committee are asked to note the progress on projects and note that relevant reports will be brought back for Committee consideration as and when required.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty			X
Children & Young People's Rights & Wellbeing			X
Environmental & Sustainability			X
Data Protection			X

5.2 Finance

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					

5.3 Legal/Risk

There are no known Legal implications contained within this report.

5.4 Human Resources

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

5.5 Strategic

None.

6.0 CONSULTATION

6.1 This report has been prepared following consultation with the Interim Head of Property Services and Finance Services.

7.0 BACKGROUND PAPERS

7.1 None.

COMMUNITIES CAPITAL REPORT

Appendix 1

COMMITTEE: EDUCATION & COMMUNITIES

<u>Project Name</u>	1	2	3	4	5	6	7	8	9
	<u>Est Total Cost</u>	<u>Actual to 31/3/22</u>	<u>Approved Budget 2022/23</u>	<u>Revised Est. 2022/23</u>	<u>Actual to 31/03/23</u>	<u>Est. 2023/24</u>	<u>Est. 2024/25</u>	<u>Est. 2025/26</u>	<u>Future Years</u>
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Communities									
Lady Alice Bowling Club Refurb	240	18	92	222	222	0	0	0	0
Indoor Sports Facility For Tennis	94	94	503	0	0	0	0	0	0
Leisure Pitches AMP - Lifecycle Fund	1,216	0	384	595	581	20	50	50	501
WLC - Moveable Pool Floor	400	34	346	26	26	280	60	0	0
PG New Community Hub (King George VI Building)	1,734	124	1072	290	256	1,110	210	0	0
Parklea Branching Out	250	0	0	0	0	0	250	0	0
Complete On Site	26	0	21	26	26	0	0	0	0
TOTAL	3,960	270	2,418	1,159	1,111	1,410	570	50	501