
Report To:	Regeneration Committee	Date:	12 March 2009
Report By:	Corporate Director Regeneration and Resources and Chief Financial Officer	Report No:	R123/09/SM/SM
Contact Officer:	Joe Lynch	Contact No:	01475 712456
Subject:	Capital Programme 2008/09 to 2010/11 - Progress		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Regeneration Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

- 2.1 This report advises Committee in respect of the progress and financial status of the projects within the overall Regeneration Capital Programme.
- 2.2 It can be seen from the table that the projected spend is £19,724k, which means that the total projected spend is on budget.

3.0 RECOMMENDATION

- 3.1 That the Committee note the progress on the specific projects detailed in the Appendix.

Aubrey Fawcett
Corporate Director
Regeneration & Resources

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

- 4.1 At its meeting in February 2008 the Council agreed the 2008/09 Capital Programme. A further report was agreed by the Policy & Resources Committee on the unallocated 2009-2011 Capital Programme at its meeting in November 2008.

5.0 PROGRESS (major projects)

- 5.1 Gourock Transport Interchange: Details of the new station layout are awaited from Network Rail. It is intended that a detailed report will come forward to the next committee subject to information and proposals being available. It is considered unlikely that there will be any expenditure this financial year and therefore £300,000 has previously been re allocated from 2008/09 to 2009/10.
- 5.2 Sports & Pitches Strategy: Feasibility studies are being developed and site investigations have been carried out at Rankin Park and Ravenscraig Stadium. Outline designs have been completed and initial costings have been prepared.
- 5.3 Arts Guild: This Horizon Project has an Approved Budget of £2,000,000. An additional £500,000 was approved by Council (12/02/2009). Feasibility Studies are progressing.
- 5.4 Devol Glen Stabilisation Works: Geotechnical investigations have indicated that ground conditions are highly complex and as such a simple remedial solution to the land slip may not be possible. Further ground investigations have been commissioned to ensure the stability of surrounding ground and structures during the execution of any remedial works. Whilst the results and analysis of the investigations are programmed to be available this financial year to design and cost a remedial solution, the remedial works themselves will more likely be executed 2009/10 and therefore £235,000 has previously been reallocated from 2008/09 to 2009/10.
- 5.5 Kilmacolm New Community Centre Co Ltd: The Board of KNCCC Ltd is progressing with the redesign of the Village Centre complex to take cognisance of the available funds of circa £2.3 million plus VAT. In this regard a draft revised design has been prepared which retains the old school building on the site as well as the Village Centre. A business plan has been finalised. It is envisaged work will commence on site in August and will be completed within one year.
- 5.6 ERDF Clawback: £215,000 has been reallocated from 2008/09 to 2009/10 but the requirement for this is under review and any variations will be reported to the appropriate committee.
- 5.7 Please refer to the status reports for each project contained in the Appendix.

6.0 IMPLICATIONS

- 6.1 The figures below detail the position at 31st January 2009. Expenditure to date (to end of period 8) is £1,427k (50%). A number of significant projects are scheduled to spend before the end of the financial year. These projects have recently commenced on site. The projects include Public Conveniences Enhancements, Devol Glen Pre Works, Office Accommodation Works (Hillend Centre and Banking Hall), Minor Works, DDA and Health and Safety Works.
- 6.2 The current budget is £19,724k, made up of £14,439k supported borrowing, £5,285k prudential borrowing and £0k grant funding. The current projection is £19,724k which is on budget.

<u>Service</u>	<u>Approved Budget</u> <u>£000</u>	<u>Current Position</u> <u>£000</u>	<u>Overspend / (Underspend)</u> <u>£000</u>
Economic & Social Regeneration	10,052	10,052	-
Property Resources & Facilities Management	9,672	9,672	-
Total	19,724	19,724	-

- 6.3 The approved budget for 2008/09 is £4,139k. The committee is projecting to spend £2,861k, with slippage of £1,278k (31%) into future years, the main reasons for which are explained in Section 5.

7.0 CONSULTATION

- 7.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development and Human Resources has not been consulted.
- 7.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Administration has not been consulted.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Property Resources and Facilities Management Capital Programme Technical Progress Reports February 2009 (a technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

COMMITTEE: REGENERATION

Project Name	1	2	3	4	5	6	7	8	9	10	Status
Est Total Cost	Actual to 31/3/08	Approved Budget 2008/09	Revised Est. 2008/09	Actual to 31/01/09	Est 2009/10	Est 2010/11 and Future Years	Start Date	Original Completion Date	Current Completion Date		
£000	£000	£000	£000	£000	£000	£000	£000				
Economic and Social Regeneration											
Supported Borrowing											
Greenock East Business Area	50	31	19	19	0	0	0	tba	tba		Transport Scotland Working Group developing proposals.
Gourock Transport Interchange (Includes £1.95m Government Grant)	4250	392	300	0	0	2300	1558	tba	tba		
Riverside Inverclyde	537	422	115	115	0	0	0	tba	tba		Contribution to appropriate projects
ERDF Clawback	215	0	215	0	0	215	0	tba	tba		
Economic and Social Regeneration Supported Borrowing Total	5052	845	649	134	0	2515	1558				
Prudentially Funded											
Sports & Pitches Strategy	5000	0	0	0	0	1250	3750	tba	tba		Proposals for Key Leisure Sites being developed.
Economic and Social Regeneration Prudentially Funded Total	5000	0	0	0	0	1250	3750				
Grant Funding											
Gourock Transport Interchange included above											
Economic and Social Regeneration Additional Funding Total	0	0	0	0	0	0	0				
Economic and Social Regeneration Total	10052	845	649	134	0	3765	5308				

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	Est Total Cost	Actual to 31/3/08	Approved Budget 2008/09	Revised Est 2008/09	Actual to 31/01/09	Est 2009/10	Est 2010/11 and Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000				
Property Resources and Facilities Management											
Supported Borrowing											
<i>Carried Forward from 2005/06</i>											
Greenock Municipal Buildings Rewire Phase 3 Town Hall	51	4	65	45	28	2	0	Jan-08	Mar-08	Jul-08	Complete on site, awaiting O&M manuals.
Port Glasgow Town Hall Cladding	164	118	36	32	32	14	0	Jan-08	Apr-08	Apr-08	Complete
<i>Major Works 2006/07</i>											
Dalrymple House DDA Works Main Entrance	51	45	0	4	4	2	0	Jan-08	Mar-08	Oct-08	Complete
Cowans Corner Render Application	90	65	8	21	21	4	0	Oct-07	Feb-08	Apr-08	Complete
Port Glasgow Town Hall Rewire Phase 1 -fire alarm and emergency lighting	110	5	100	50	0	50	5	Nov-08	Mar-08	Mar-08	Asbestos removal and ceiling replacement complete. Fire alarm due to start
Greenock Municipal Buildings Reception	4	0	9	1	1	3	0	Dec-08	Jan-09		Plasma screen complete, induction loop awaited
Central Library Rewire- emergency lighting and fire alarm	69	8	77	60	63	1	0	May-08	Jul-08	Nov-08	Complete
Kilmacolm Village Centre	1000	26	50	50	0	924	0	tba	tba		Contribution to KNCC project
<i>Major Works 2007/08</i>											
Various Properties DDA Works	157	39	111	106	165	12	0	Apr-07	Mar-09	Mar-09	Complete
Reservoir safety works	30	0	30	30	30	0	0	Apr-08	Mar-09	Nov-08	Complete
Various Properties Water Works	24	20	10	4	18	0	0	Feb-08	Mar-09	Nov-08	Complete
Various Properties Electrical Works	88	20	55	50	8	18	0	Sep-08	Jan-09	Mar-09	Codes 1 & 2 complete, health and safety concerns delaying Pottery Street
Various Properties Demolitions	62	45	23	13	1	4	0	Aug-07	May-08	Apr-08	Complete
Fire Safety Works	125	31	69	82	103	12	0	Jul-07	Mar-09	Mar-09	List of works being progressed
Greenock Cemetery Wall	60	0	55	54	54	6	0	Apr-08	Jun-08	Jul-08	Complete.
Birkmyre IT Installations/Street Furniture	39	0	44	30	0	9	0	May-08	May-08	May-08	Contribution
Battery Park Gabions	95	42	58	51	51	2	0	Mar-08	May-08	Jul-08	Complete.
Office Accommodation Allocation 2007/08	509	31	419	280	57	173	25	Aug-07	Mar-09	Jun-09	Various works, Hillend Centre on site completion due June 09, Devol Centre and Banking Hall on site completion due Feb 09
Greenock Municipal Buildings Rewire Phase 1 Theatre Lighting	221	67	161	148	165	6	0	Feb-08	Apr-08	Aug-08	Complete. Awaiting commissioning and user demonstrations.

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	£000	£000	£000	£000	£000	£000	£000				
<u>Provision 2008/09</u>											
General Provision											Projects approved March 2008
Minor Works 2008/09	234	0	150	205	97	29	0	Apr-08	Mar-09	Mar-09	Various projects being progressed.
Various Properties DDA Works 2008/09	150	0	150	120	27	30	0	Apr-08	Mar-09	Mar-09	Various projects progressing, balance to be identified.
Health & Safety Works 2008/09	507	0	450	392	238	100	15	Apr-08	Mar-09	Mar-09	Various projects progressing. Balance to be identified following completion of surveys.
Major Works 2008/09 -											
Reservoir Safety Works	65	0	65	65	25	0	0	Apr-08	Mar-09	Mar-09	Ongoing remedial works.
Lightning Protection	25	0	25	22	0	3	0	Jan-09	Dec-08	Feb-09	Tender documents being prepared.
Pathway Improvements	28	0	25	28	11	0	0	Apr-08	Dec-08	Dec-09	Complete
Various Properties Demolitions	95	0	40	22	3	70	3	Mar-09	Dec-08	Jul-09	Birkmyre Bowling Club tender returned. Kempeck House and Wellington Bowling Club tenders issue imminent
Waterfront Plant Improvements 2008/09	50	0	50	37	0	13	0	Jan-09	Mar-09	Mar-09	Scope of works identified, quotes being sought
Battery Park Gabions Phase 2	0	0	60	0	0	0	0				Included in Phase 1
Devol Glen Stabilisation Works	335	0	335	100	17	235	0	Jan-09	Mar-09	Mar-09	Awaiting results of site investigation.
Office Accommodation Allocation 2008/09	250	0	250	0	0	250	0	Apr-09	Mar-09	Mar-09	Scope of works being established by PIU. Note Para 5.3.
Feasability Studies Pre-Contract Works etc	250	0	250	250	180	0	0	Apr-08	Mar-09	Mar-09	Various projects. Commenced.
Kilmacolm New Community Centre Project Management	40	0	40	40	0	0	0				Contribution to KNCC project
Balance	-41	0	0	0	0	-41	0				Over commitment to be managed by Head of Property Resources and Facilities Management.
<u>Property Resources Allocation 2009/10/11</u>											
Health & Safety Works 2009/10	900					450	450				
Various Properties DDA Works 2009/10	220					110	110				
Energy Compliance Works	220					110	110				
Minor Works 2009/10	300					150	150				
Office Accommodation Allowance 2009/10	200					100	100				
Reservoir General Works	150					75	75				
Various Properties Demolitions	50					25	25				
Inverclyde Leisure - Essential Upgrades	120					60	60				
Farms - Essential Maintenance	100					50	50				
Pathway Improvements	40					20	20				
Design & Pre Contract Works Allocation	100					50	50				
<u>Horizon Projects</u>											
Arts Guild	2000	0	0	180	0	820	1000	tba	tba		Feasability studies ongoing. Note Para 5.3.
Property Resources Supported Borrowing Total	9337	566	3270	2572	1399	3951	2248				
<u>Complete On Site</u>											
<u>Supported Borrowing</u>											
Complete on Site Allocation	50	0	100	50	9	0	0				Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	50	0	100	50	9	0	0				

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	£000	£000	£000	£000	£000	£000	£000				
Prudentially Funded											
Crescent Street Facilities Rewiring & Heating	165	16	0	0	0	149	0	tba	tba		Tenders returned but not accepted, future of property to be determined
Public Conveniences Enhancements	120	0	120	105	19	15	0	Dec-08	Mar-08	Mar-08	Campbell St complete. Kilblain St on site. Main contract commenced.
Prudentially Funded Total	285	16	120	105	19	164	0				
Property Resources and Facilities Management Total	9672	582	3490	2727	1427	4115	2248				
Regeneration Total	19724	1427	4139	2861	1427	7880	7556				
Summary Per Funding Source											
Supported Borrowing	14439	1411	4019	2756	1408	6466	3806				
Prudentially Funded	5285	16	120	105	19	1414	3750				
Grant Funding	0	0	0	0	0	0	0				£1.95m Grant funding shown in Supported Borrowing
Regeneration Total	19724	1427	4139	2861	1427	7880	7556				