
Report To:	Regeneration Committee	Date:	3 September 2009
Report By:	Corporate Director Regeneration and Resources and Chief Financial Officer	Report No:	R129/09/SM/sm
Contact Officer:	Joe Lynch	Contact No:	01475 712456
Subject:	Capital Programme 2009/10 to 2011/12 - 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 There is a projected rephasing of £3.214m (37%) from 2009/10 to 2010/11 a result of the following:

- £2.250m rephasing of the Gourock Transport Interchange as details awaited from the developer;
- £0.400m Arts Guild; and
- £0.524m Kilmacolm New Community Centre Co Ltd.

2.3 It can be seen from the table that the projected spend is £37.906m, 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 2009 the Council agreed the 2009/10 Capital Programme.

5.0 PROGRESS (major projects)

5.1 Gourock Transport Interchange: A planning application has been submitted for the new station. Details are awaited from the developer regarding other aspects of the development and it is considered likely that there will be little expenditure this financial year. Therefore £2.250m has been re allocated from 2009/10 to 2010/11.

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. Design work is well advanced for replacement pitches at Broomhill and George Road and tender issue is expected in August 2009. Design work has commenced for Ravenscraig Stadium, Gourock Park and Parklea.

5.3 Arts Guild: This Horizon Project has an Approved Budget of £2m. An additional £0.5m was approved by Council (12/02/2009) from revenue reserves (CFGR). Design work and tender preparation is progressing via the Council's external partners. However a site start is not now expected until later in the financial year. Accordingly £0.4m has been reallocated from 2009/10 to 2010/11.

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. The results and analysis of the investigations will be available in autumn 2009. The remedial works themselves will be commenced during 2009/10 and it is expected that they will be completed before the end of the financial year.

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 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 was envisaged that KNCC would have had a site start in August but is now clear that this will not occur until later in the calendar year. Accordingly £0.524m has been reallocated from 2009/10 to 2010/11.

5.6 ERDF Clawback: £0.215m was previously reallocated from 2008/09 to 2009/10. However 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 July 2009. Expenditure to date (to end of period 04) is £0.390m (7%).

6.2 The current budget is £37.906m, made up of £14.421m supported borrowing, £0.5m CFGR, £22,985m prudential borrowing and nil grant funding. The current projection is £37.906m 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	27,215	27,215	-
Property Resources & Facilities Management	10,691	10,691	-
Total	37,906	37,906	-

6.3 The approved budget for 2009/10 is £8.702m. The committee is projecting to spend £5.488m, with slippage/rephasing of £3.214m (37%) 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 August 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).

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APPENDIX

Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
	Est Total Cost	Actual to 31/3/098	Approved Budget 2009/10	Revised Est 2009/10	Actual to 31/07/09	Est 2010/11	Est 2011/12	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000					
<u>Economic and Social Regeneration</u>												
<u>Supported Borrowing</u>												
Greenock East Business Area	50	31	19	19	0	0	0	0				
Gourock Transport Interchange (Includes £1.95m Government Grant)	4250	392	2300	50	0	2250	1558	0	tba	tba		Transport Scotland Working Group developing proposals.
ERDF Clawback	215	0	215	215	0	0	0	0	tba	tba		
<u>Economic and Social Regeneration Supported Borrowing Total</u>	4515	423	2534	284	0	2250	1558	0				
<u>Prudentially Funded</u>												
Leisure Strategy												
Ravenscraig Stadium Refurbishment	1700	0	70	70	0	1450	180	0	Apr-10	Mar-11	Mar-11	Design commenced. Tender issue Feb 2010
Parklea Pavilion and Juniors Facility	4800	0	100	100	0	1800	2000	900	Oct-10	Jun-12	Jun-12	
Rankin Park Development	10900	0	50	50	0	1826	3821	5203	Aug-10	Aug-12	Aug-12	
Gourock Park Amphitheatre	450	0	175	175	0	250	25	0	Dec-09	Jun-10	Jun-10	Design commenced. Tender issue Oct 2009
Gourock Park DDA Works	50	0	50	50	0	0	0	0	Jan-10	Mar-10	Mar-10	Design commenced. Tender issue Dec 2009
Gourock Pool Refurbishment	1800	0	30	30	0	750	850	170	Oct-10	Oct-11	Oct-11	
Pitches Strategy												
Broomhill/George Road Pitches	1000	0	940	940	0	60	0	0	Sep-09	Mar-10	Mar-10	Tender issue August 2009
Broomhill Pavilion	200	0	50	50	0	150	0	0	Mar-10	Aug-10	Aug-10	
Parklea 3G Pitch	642	0	310	310	0	332	0	0	Dec-09	Mar-10	Mar-10	
Parklea Drainage	906	0	0	0	0	302	604	0	tba			
Birkmyre Drainage	140	0	0	0	0	0	0	140	tba			
Pitches Strategy Balance	112	0	0	0	0	0	0	112				
<u>Economic and Social Regeneration Prudentially Funded Total</u>	22700	0	1775	1775	0	6920	7480	6525				
<u>Grant Funding</u>												
Gourock Transport Interchange included above												
Local Regeneration	0	0	0	0	0							
<u>Economic and Social Regeneration Additional Funding Total</u>	0	0	0	0	0	0	0	0				
<u>Economic and Social Regeneration Total</u>	27215	423	4309	2059	0	9170	9038	6525				
<u>Property Resources and Facilities Management</u>												
<u>Supported Borrowing</u>												

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	£000	£000	£000	£000	£000	£000	£000					
Port Glasgow Town Hall Rewire Phase 1	110	49	56	56	9	5	0	0	May-99	Aug-09	Aug-09	Phase 1B M&E services upgrade now on site
Kilmacolm Village Centre	1040	26	1014	450	0	540	24	0	Oct-09	Oct-10	Oct-10	Contribution to KNCC project
Various Properties Electrical Works	88	106	(18)	(18)	0	0	0	0	Sep-08	Jan-09	Aug-09	Complete
Office Accommodation Allocation 2007/08 General Provision	504	353	131	126	70	25	0	0	Aug-07	Mar-09	May-09	Various works, Hillend Centre, Devol Centre and Banking Hall all now complete.
Minor Works 2008/09	234	206	28	28	0	0	0	0	Apr-08	Mar-09	Apr-09	Complete
Health & Safety Works 2008/09	504	407	82	82	85	15	0	0	Apr-08	Mar-09	Jul-09	Projects approved March 2008
Major Works 2008/09 - Lightning Protection	35	13	17	19	11	3	0	0	Mar-09	Mar-09	Jul-09	Complete
Various Properties Demolitions	57	7	85	43	4	7	0	0	Mar-09	Dec-08	Jul-09	Birkmyre Bowling Club, Wellington Bowling Club and Kempock House demolished.
Waterfront Plant Improvements 2008/09	50	17	33	33	25	0	0	0	Jan-09	Mar-09	Sep-09	Baby pool features and new lockers complete. Training pool filters about to commence. Birkmyre play area contribution complete.
Devol Glen Stabilistaion Works	335	62	273	273	31	0	0	0	Jan-09	Mar-09	Mar-10	Remediation proposals due October 2009
Office Accommodation Allocation 2008/09	250	0	250	250	0	0	0	0	Apr-09	Mar-09	Mar-09	Currently on hold awaiting completion of office accommodation review
Feasibility Studies Pre-Contract Works etc	250	215	35	35	4	0	0	0	Apr-08	Mar-09	Mar-10	Various projects. Commenced.
Balance	(1)	0	(46)	(1)	0	0	0	0				Over commitment to be managed by Head of Property Resources and Facilities Management.
Property Resources Allocation 2009/10/11												
Health & Safety Works 2009/10	900	0	450	450	25	450	0	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced
Various Properties DDA Works 2009/10	220	0	110	110	0	110	0	0	Apr-09	Mar-10	Mar-10	Various projects. Initial tenders issued.
Energy Compliance Works	220	0	110	110	53	110	0	0	Apr-09	Mar-10	Mar-10	Various projects. Port Glasgow Town hall on site.
Minor Works 2009/10	300	0	150	150	3	150	0	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced
Office Accommodation Allowance 2009/10	200	0	100	100	0	100	0	0	Apr-09	Mar-10	Mar-10	Projects being developed
Reservoir General Works	150	0	75	75	0	75	0	0	Apr-09	Mar-10	Mar-10	Ongoing remedial works.
Various Properties Demolitions	50	0	25	25	0	25	0	0	Apr-09	Mar-10	Mar-10	Projects being developed
Inverclyde Leisure - Essential Upgrades	120	0	60	60	30	60	0	0	Apr-09	Mar-10	Mar-10	Further projects being developed
Farms - Essential Maintenance	100	0	50	50	0	50	0	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced
Pathway Improvements	40	0	20	20	0	20	0	0	Apr-09	Mar-10	Jul-09	Complete
Design & Pre Contract Works Allocation	100	0	50	50	15	50	0	0	Apr-09	Mar-10	Mar-10	Projects being developed
Indicative Provision 2001/12												
General Provision	2000	0	0	0	0	0	2000	0				
Horizon Projects												
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	0	1000	600	0	1900	0	0	tba	tba		Feasibility studies ongoing. Note Para 5.3.
Property Resources Supported Borrowing Total	10356	1461	4140	3176	365	3695	2024	0				

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	£000	£000	£000	£000	£000	£000	£000					
Complete On Site												
Supported Borrowing												
Complete on Site Allocation	50	0	50	50	20	0	0	0				Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	50	0	50	50	20	0	0	0				
Prudentially Funded												
Crescent Street Facilities Rewiring & Heating	165	16	149	149	0	0	0	0	tba	tba		RCH being pursued for policy statement
Public Conveniences Enhancements	120	51	54	54	5	15	0	0	Jan-09	Mar-09	Jun-09	Complete. Snagging works outstanding.
Prudentially Funded Total	285	67	203	203	5	15	0	0				
Property Resources and Facilities Management Total	10691	1528	4393	3429	390	3710	2024	0				
Regeneration Total	37906	1951	8702	5488	390	12880	11062	6525				
Summary Per Funding Source												
Supported Borrowing	14921	1884	6724	3510	385	5945	3582	0				
Prudentially Funded	22985	67	1978	1978	5	6935	7480	6525				
Grant Funding	0	0	0	0	0	0	0	0				£1.95m Grant funding shown in Supported Borrowing
CFCR	0	0	0	0	0	0	0	0				£500k CFCR shown in Supported Borrowing
Regeneration Total	37906	1951	8702	5488	390	12880	11062	6525				