
Report To:	Regeneration Committee	Date:	29 October 2009
Report By:	Corporate Director Regeneration and Resources and Chief Financial Officer	Report No:	R131/09/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 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 previously been re allocated from 2009/10 to 2010/11.

5.2 Sports & Pitches Strategy: Design teams have been appointed for all the major projects within the Sports and Pitches Strategy. Outline designs have been completed and initial costings have been prepared. Tenders have been returned for the replacement pitches at Broomhill and George Road, a tender report is being prepared and a site start is expected imminently. Tenders for Gourock Park Amphitheatre are expected to be issued soon. Design work is progressing for Ravenscraig Stadium, Gourock Park DDA Works and Parklea Phase 1 (3G pitch).

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 (CFCR). Design work and tender preparation is progressing via the Council's external partners. However a site start is not now expected within the financial year. Accordingly £0.4m has previously been reallocated from 2009/10 to 2010/11 and a further £0.6m has been reallocated within this report.

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 were commissioned to ensure the stability of surrounding ground and structures during the execution of any remedial works. The results and analysis of the investigations have been received and a design solution has been finalised. The cost of the design solution is in excess of the funding available and there is a funding gap of approx £280,000. £100,000 has been reallocated from the Crescent Street budget and £85,000 has been reallocated from various other Property budgets within the Regeneration capital programme. The remaining balance of £95,000 will be the subject of a report to the next Policy and Resources committee. The remedial works themselves will be commenced during 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 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 became clear that this would not occur until later in the calendar year. Accordingly £0.524m has previously been reallocated from 2009/10 to 2010/11. A site start date has now been confirmed for 26th October 2009.

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 30th September 2009. Expenditure to date (to end of period 06) is £0.918m (19%).

6.2 The current budget is £37.906m, made up of £14.421m supported borrowing, £0.5m CFCR, £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 £4.750m, with slippage/rephasing of £3.952m (45%) 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 September 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 31/3/09	Approved Budget 2009/10	Revised Est. 2009/10	Actual to 31/09/09	Est 2010/11	Est 2011/12	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000					
Economic and Social Regeneration												
Supported Borrowing												
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				
Economic and Social Regeneration Supported Borrowing Total	4515	423	2534	284	0	2250	1558	0				
Prudentially Funded												
Leisure Strategy												
Ravenscraig Stadium Refurbishment	1700	0	70	70	62	1450	180	0	Apr-10	Mar-11	Mar-11	Design commenced. Tender issue Feb 2010 (Spend expected 4th Q (fees))
Parklea Pavilion and Juniors Facility	4800	0	100	100	0	1800	2000	900	Oct-10	Jun-12	Jun-12	Design commenced. Tender issue July 2010 (Spend expected 4th Q (fees))
Rankin Park Development	10900	0	50	50	0	1826	3821	5203	Aug-10	Aug-12	Aug-12	Design commenced. Tender issue May 2010 (Spend expected 4th Q (fees))
Gourock Park Amphitheatre	450	0	175	175	0	250	25	0	Dec-09	Jun-10	Jun-10	Design progressing. Tender issue Oct 2009 (Spend expected 3rd Q (fees) & 4th Q)
Gourock Park DDA Works	50	0	50	50	0	0	0	0	Jan-10	Mar-10	Mar-10	Design commenced. Tender issue Dec 2009 (Spend expected 3rd Q (fees) & 4th Q)
Gourock Pool Refurbishment	1800	0	30	30	0	750	850	170	Oct-10	Oct-11	Oct-11	(Spend expected 4th Q (fees))
Pitches Strategy												
Broomhill/George Road Pitches	1000	0	940	940	28	60	0	0	Sep-09	Mar-10	Mar-10	Tenders returned. Tender report being prepared. (Spend expected 3rd Q & 4th Q)
Broomhill Pavilion	200	0	50	50	0	150	0	0	Mar-10	Aug-10	Aug-10	Design commenced. Tender issue Jan 2010 (Spend expected 3rd Q (fees) & 4th Q)
Parklea 3G Pitch	642	0	310	310	0	332	0	0	Dec-09	Mar-10	Mar-10	Design progressing. Tender issue Nov 2009. (Spend expected 3rd Q & 4th Q)
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				
Economic and Social Regeneration Prudentially Funded Total	22700	0	1775	1775	90	6920	7480	6525				
Grant Funding												
Gourock Transport Interchange included above												
Local Regeneration	0	0	0	0	0	0	0	0				
Economic and Social Regeneration Additional Funding Total	0	0	0	0	0	0	0	0				
Economic and Social Regeneration Total	27215	423	4309	2059	90	9170	9038	6525				

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	£000	£000	£000	£000	£000	£000	£000					
Property Resources and Facilities Management												
Supported Borrowing												
Port Glasgow Town Hall Rewire Phase 1	110	49	56	56	21	5	0	0	May-99	Aug-09	Aug-09	Complete
Kilmacolm Village Centre	1040	26	1014	450	150	540	24	0	Oct-09	Oct-10	Oct-10	Contribution to KNCC project. Site start 26th October. (Spend expected 3rd Q & 4th Q)
Various Properties Electrical Works	88	106	(18)	(18)	0	0	0	0	Sep-08	Jan-09	Aug-09	Complete
Office Accommodation Allocation 2007/08	506	353	131	126	94	27	0	0	Aug-07	Mar-09	May-09	Complete
General Provision												Projects approved March 2008
Minor Works 2008/09	234	206	28	28	10	0	0	0	Apr-08	Mar-09	Apr-09	Complete
Health & Safety Works 2008/09	522	407	82	100	91	15	0	0	Apr-08	Mar-09	Oct-09	Final projects nearing completion
Major Works 2008/09 -												
Lightning Protection	35	13	17	19	19	3	0	0	Mar-09	Mar-09	Jul-09	Complete
Various Properties Demolitions	57	7	85	43	30	7	0	0	Mar-09	Dec-08	Jul-09	Complete
Waterfront Plant Improvements 2008/09	50	17	33	33	27	0	0	0	Jan-09	Mar-09	Oct-09	Baby pool features and new lockers complete. Training pool filters about to commence. Birkmyre play area contribution complete.
Devol Glen Stabilisation Works	420	62	273	278	31	60	20	0	Jan-09	Mar-09	May-09	Remediation proposals due October 2009. (Spend expected 3rd Q & 4th Q)
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	(21)	0	(46)	(21)	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	82	450	0	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced (Spend expected 3rd Q & 4th Q)
Various Properties DDA Works 2009/10	220	0	110	110	7	110	0	0	Apr-09	Mar-10	Mar-10	Various projects. Initial tenders returned (Spend expected 3rd Q & 4th Q)
Energy Compliance Works	220	0	110	110	79	110	0	0	Apr-09	Mar-10	Mar-10	Various projects. Port Glasgow Town Hall complete.
Minor Works 2009/10	280	0	150	140	58	140	0	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced (Spend expected 3rd Q & 4th Q)
Office Accommodation Allowance 2009/10	155	0	100	77	0	78	0	0	Apr-09	Mar-10	Mar-10	GMB Wallace Place entrance complete. Remainder currently on hold awaiting completion of Office Accommodation Review.
Reservoir General Works	130	0	75	65	7	65	0	0	Apr-09	Mar-10	Mar-10	Ongoing remedial works (Spend expected 3rd Q & 4th Q)
Various Properties Demolitions	50	0	25	25	1	25	0	0	Apr-09	Mar-10	Mar-10	Designs commenced (Spend expected 4th Q)
Inverclyde Leisure - Essential Upgrades	120	0	60	60	31	60	0	0	Apr-09	Mar-10	Mar-10	Contributions to Greenock Sports Centre Heating and Lady Octavia car park. Further projects being developed in conjunction with Inverclyde Leisure (Spend expected 4th Q)
Farms - Essential Maintenance	100	0	50	50	8	50	0	0	Apr-09	Mar-10	Mar-10	Various projects including replacement windows at Hardridge commenced (Spend expected 3rd Q & 4th Q)
Pathway Improvements	40	0	20	22	22	18	0	0	Apr-09	Mar-10	Jul-09	Complete
Design & Pre Contract Works Allocation	100	0	50	50	19	50	0	0	Apr-09	Mar-10	Mar-10	Projects being developed (Spend expected 4th Q)

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	£000	£000	£000	£000	£000	£000	£000					
Indicative Provision 2011/12												
General Provision	2000	0	0	0	0	0	2000	0				
Horizon Projects												
Arts Guild (Includes £500k Capital Financed from Current Revenue)	2500	0	1000	0	0	2500	0	0	tba	tba		Feasibility studies ongoing. Note Para 5.3.
Property Resources Supported Borrowing Total	10356	1461	4140	2538	791	4313	2044	0				
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. (Spend expected 3rd Q & 4th Q)
Complete on Site Supported Borrowing Total	50	0	50	50	20	0	0	0				
Prudentially Funded												
Crescent Street Facilities Rewiring & Heating	65	16	149	49	0	0	0	0	tba	tba		RCH being pursued for policy statement (Spend expected 4th Q - possible demolition)
Devol Glen Contribution	100	0	0	0	0	100	0	0				
Public Conveniences Enhancements	120	51	54	54	17	15	0	0	Jan-09	Mar-09	Jun-09	Complete
Prudentially Funded Total	285	67	203	103	17	115	0	0				
Property Resources and Facilities Management Total	10691	1528	4393	2691	828	4428	2044	0				
Regeneration Total	37906	1951	8702	4750	918	13598	11082	6525				
Summary Per Funding Source												
Supported Borrowing	14921	1884	6724	2872	811	6563	3602	0				
Prudentially Funded	22985	67	1978	1878	107	7035	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	4750	918	13598	11082	6525				