

I refer to the agenda for the meeting of the Regeneration Committee to be held on Thursday 14 January 2010 and now enclose amended report relative to agenda item 3, together with report relative to agenda item 11 and appendices relative to agenda item 13 which were not available on the day of issue, all as undernoted.

ELAINE PATERSON
Head of Legal & Administration

Undernote

PERFORMANCE MANAGEMENT

3. **Capital Programme 2009/10 to 2011/12 - Progress**
Amended report by Corporate Director Regeneration & Resources and Chief Financial Officer

The documentation relative to the following items has been treated as exempt information in terms of the Local Government (Scotland) Act 1973 as amended, the nature of the exempt information being that set out in the paragraphs of Part I of Schedule 7(A) of the Act whose numbers are set out opposite the heading to each item.

NEW BUSINESS

11. **Gourock Park, Gourock** **Paras 2, 6 & 9**
Report by Corporate Director Regeneration & Resources on proposals relative to Gourock Park submitted following advertisement
13. **Inverclyde Leisure Lease, Funding Agreement and Service Level Agreement** **Paras 6 & 9**
Appendices relative to the above report by the Corporate Director Regeneration & Resources comprising lease document and funding agreement

Enquiries to - **Rona McGhee** - Tel 01475 712113

Report To:	Regeneration Committee	Date:	14th January 2010
Report By:	Corporate Director Regeneration and Resources and Chief Financial Officer	Report No:	R137/09/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 £35.836m, which means that the total projected spend is on budget.

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the progress on the specific projects detailed in the Appendix.
- 3.2 That the Committee delegate authority to the Corporate Director Regeneration and Resources to transfer land at Campbell Street, Greenock to Peel Land and Property (Greenock Harbours) Ltd as set out in paragraph 5.3 below.

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.

5.2 Sports & Pitches Strategy: Design teams have been appointed for all the major projects within the Sports and Pitches Strategy. The contract to replace the pitches at Broomhill and George Road has commenced on site. Tenders for Gourock Park Amphitheatre and Parklea Phase 1 (3G Pitch) have been issued. Design work is complete for Gourock Park DDA works and tenders will be issued imminently. Design work is progressing for Ravenscraig Stadium and Broomhill Changing Pavilion with tenders to be issued early in the new year.

5.3 Arts Guild: This Horizon Project has an Approved Budget of £2.00m. An additional £0.50m 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 £1.00m has previously been reallocated from 2009/10 to 2010/11.

Negotiations are drawing to a conclusion however Clydeport has asked the Council to confirm that the land at Campbell Street, Greenock which the Committee at its meeting on 17 January 2008 agreed to transfer to Clydeport can be transferred to Peel Land and Property (Greenock Harbours) Ltd.

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 £0.28m. £0.10m has been reallocated from the Crescent Street budget and £0.085 has been reallocated from various other Property budgets within the Regeneration capital programme. The remaining balance of £0.095m was the subject of a report to the last Policy and Resources committee. The Council's consultant is currently finalising the design and tenders will be issued early in 2010. The remedial works themselves will be commenced on site in March 2010.

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 £2.30m 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 was made on 26th October 2009.

5.6 ERDF Clawback: £0.215m was previously reallocated from 2008/09 to 2009/10. However, it was previously noted that the requirement for this was under review and any variations would be reported to the appropriate committee. The Policy and Resources committee of 2nd November 2009 approved the deletion of this funding to free up capital resources necessary to complete the works at Devol Glen (£0.095m) and also Knocknairshill Cemetery (£0.12m – Safe Sustainable Communities). Devol Glen will not be completed in 2009/2010 and consequently this additional funding has been

reallocated to 2010/11.

- 5.7 Office Accommodation 2008/09: A major review of office accommodation throughout the Council is currently underway. This funding will not be completely committed until the review is finalised. Accordingly £0.20m has been reallocated to 2010/11.
- 5.8 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 November 2009. Expenditure to date (to end of period 08) is £1.382m (32%).
- 6.2 The current budget is £35.836m, made up of £12.351m supported borrowing, £0.50m CFCR, £22.985m prudential borrowing and nil grant funding. The current projection is £35.836m which is on budget.

<u>Service</u>	<u>Approved Budget £000</u>	<u>Current Position £000</u>	<u>Overspend / (Underspend) £000</u>
Economic & Social Regeneration	25,050	25,050	-
Property Resources & Facilities Management	10,786	10,786	-
Total	35,836	35,836	-

- 6.3 The approved budget for 2009/10 is £8.582m. The committee is projecting to spend £4.406m, with slippage/rephasing of £4.176m (49%) 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 November 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

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 30/11/09	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	2300	392	2300	50	0	300	1558	0	tba	tba		
ERDF Clawback	0	0	95	0	0	0	0	0				
Economic and Social Regeneration Supported Borrowing Total	2350	423	2414	69	0	300	1558	0				
Prudentially Funded												
Leisure Strategy												
Ravenscraig Stadium Refurbishment	1700	0	70	70	64	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	8	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	3	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	5	250	25	0	Jan-10	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 complete. 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	Tender issue Aug 2010 (Spend expected 4th Q (fees))
Pitches Strategy												
Broomhill/George Road Pitches	1003	0	940	940	233	63	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	Apr-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	4	332	0	0	Jan-10	Mar-10	Mar-10	Tender issued. (Spend expected 3rd Q (fees) & 4th Q)
Parklea Drainage	906	0	0	0	0	302	604	0	tba	tba		
Birkmyre Drainage	140	0	0	0	0	0	0	140	tba	tba		
Pitches Strategy Balance	109	0	0	0	0	0	0	109				
Economic and Social Regeneration Prudentially Funded Total	22700	0	1775	1775	317	6923	7480	6522				
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	25050	423	4189	1844	317	7223	9038	6522				

COMMITTEE:REGENERATION

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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	45	5	0	0	May-99	Aug-09	Aug-09	Complete
Kilmacolm Village Centre	1040	26	1014	450	168	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	127	106	(18)	18	0	3	0	0	Sep-08	Jan-09	Aug-09	Complete
Office Accommodation Allocation 2007/08	506	353	131	126	99	27	0	0	Aug-07	Mar-09	May-09	Complete
General Provision												Projects approved March 2008
Minor Works 2008/09	234	206	28	28	12	0	0	0	Apr-08	Mar-09	Apr-09	Complete
Health & Safety Works 2008/09	538	407	82	120	120	11	0	0	Apr-08	Mar-09	Oct-09	Complete
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	36	0	0	0	Jan-09	Mar-09	Oct-09	Complete
Devol Glen Stabilistaion Works	515	62	273	278	40	155	20	0	Jan-09	Mar-09	May-09	Tender issue Jan-10. Site start Mar-10 (Spend expected 4th Q & 1st Q)
Office Accomodation Allocation 2008/09	250	0	250	50	0	180	20	0	Apr-09	Mar-09		Currently on hold awaiting completion of office accommodation review
Feasability Studies Pre-Contract Works etc	257	215	35	42	8	0	0	0	Apr-08	Mar-09	Mar-10	Budget fully committed. Remaining studies being completed.
												Over commitment to be managed by Head of Property Resources and Facilities Management.
Balance	(83)	0	(46)	(83)	0	0	0	0				
Property Resources Allocation 2009/10/11												
Health & Safety Works 2009/10	900	0	450	450	140	425	25	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	9	100	10	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced (Spend expected 3rd Q & 4th Q)
Energy Compliance Works	220	0	110	110	79	100	10	0	Apr-09	Mar-10	Mar-10	Various projects. Port Glasgow Town Hall complete.
Minor Works 2009/10	280	0	150	140	71	125	15	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced (Spend expected 3rd Q & 4th Q)
Office Accomodation Allowance 2009/10	155	0	100	77	0	70	8	0	Apr-09	Mar-10	Mar-10	GMB Wallace Place entrance complete. Studies underway for relocation of Highholm and office/depot rationalisation.
Reservoir General Works	130	0	75	65	13	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	Wellington bowling club and Murdieston cottage (part) complete. Tenders to be issued in Jan for Kilmacolm and Gourrock Cemetery lodges.
Inverclyde Leisure - Essential Upgrades	120	0	60	60	56	55	5	0	Apr-09	Mar-10	Mar-10	Contributions to Greenock Sports Centre Heating and Lady Octavia car park. Further projects at Waterfront being developed in conjunction with Inverclyde Leisure (Spend expected 4th Q)
Farms - Essential Maintenance	100	0	50	50	11	50	0	0	Apr-09	Mar-10	Mar-10	Various projects including replacement windows at Hartridge and boiler replacement at Dowries have 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)
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	119	0	1000	1381	0	tba	tba		Feasability studies ongoing. Note Para 5.3.
Property Resources Supported Borrowing Total	10451	1461	4140	2458	998	3014	3518	0				

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	Est Total Cost £000	Actual to 31/3/09 £000	Approved Budget 2009/10 £000	Revised Est 2009/10 £000	Actual to 30/11/09 £000	Est 2010/11 £000	Est 2011/12 £000	Future Years	Start Date	Original Completion Date	Current Completion Date	
Complete On Site												
Supported Borrowing												
Complete on Site Allocation	50	0	50	50	28	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	28	0	0	0				
Prudentially Funded												
Crescent Street Facilities Rewiring & Heating	65	16	149	0	0	49	0	0	tba	tba		Possible spend 2010 - demolition)
Devol Glen Contribution	100	0	0	0	0	100	0	0				
Public Conveniences Enhancements	120	51	54	54	39	15	0	0	Jan-09	Mar-09	Jun-09	Complete
Prudentially Funded Total	285	67	203	54	39	164	0	0				
Property Resources and Facilities Management Total	10786	1528	4393	2562	1065	3178	3518	0				
Regeneration Total	35836	1951	8582	4406	1382	10401	12556	6522				
Summary Per Funding Source												
Supported Borrowing	12851	1884	6604	2577	1026	3314	5076	0				
Prudentially Funded	22985	67	1978	1829	356	7087	7480	6522				
Grant Funding	0	0	0	0	0	0	0	0				
CFCR	0	0	0	0	0	0	0	0				£500k CFCR shown in Supported Borrowing
Regeneration Total	35836	1951	8582	4406	1382	10401	12556	6522				