

Municipal Buildings, Greenock PA15 1LY

Ref: RMcG/JC

Date: 3 March 2010

**I refer to the agenda for the meeting of the Regeneration Committee to be held on Thursday 11 March 2010 at 3 pm and attached amended reports relative to items 4 and 6 which should be substituted for those previously issued.**

ELAINE PATERSON  
Head of Legal and Administration

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

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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>11<sup>th</sup> March 2010</b>
<b>Report By:</b>	<b>Corporate Director Regeneration and Resources and Chief Financial Officer</b>	<b>Report No:</b>	<b>R138/10/SM/sm</b>
<b>Contact Officer:</b>	<b>Joe Lynch</b>	<b>Contact No:</b>	<b>01475 712456</b>
<b>Subject:</b>	<b>Capital Programme 2009/10 to 2011/12 - Progress</b>		

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## **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 £35.036m, 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.

3.2 That the Committee delegate authority to the Corporate Director Regeneration and Resources to negotiate a revised timescale and any variations thereafter for the delivery of the Phase I infrastructure works at East India and Victoria Harbours by Clydeport/Peel in partnership with Riverside Inverclyde.

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: Planning application has been approved, land purchase by Network Rail concluded and works expected to commence March 2010. Riverside Inverclyde has appointed consultants to develop a masterplan and proposals could be submitted to the May cycle for Members' consideration although they are likely to be submitted following the summer recess. The Corporate Director Regeneration and Resources will arrange in due course a meeting of the Central Gourock Redevelopment Working Group with a view to updating Members on progress.

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 is nearing completion. Letters of acceptance have been issued for the works at Gourock Park Amphitheatre, Gourock Park Pavilion DDA works and Parklea Phase 1 (3G Pitch) and works have commenced. Design work is progressing for Ravenscraig Stadium and Broomhill Changing Pavilion with tenders to be issued imminently. Rankin Park together with the other Leisure Strategy Projects will be subject of a separate report to committee.

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 evaluation 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. It is expected that Site Start will be end April 2010. The Arts Guild has advised that a decision from 'Big Lottery' is expected in April 2010. Dialogue is ongoing with Riverside Inverclyde and Clydeport regarding the development of phase 1 Infrastructure works which have been delayed as a result of current economic conditions. The Corporate Director Regeneration and Resources will continue to have dialogue to ensure the delivery takes place at the earliest point in time taking cognisance of the prevailing economic conditions.

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 developed. Subsequent hand auger drilling to establish bedrock levels proved to be inconclusive and a machine drilling exercise has been held up by exceptionally inclement weather. Tender issue has consequently been delayed. The remedial works themselves will be commenced on site as soon as practicable (monitoring is ongoing).

5.5 Kilmacolm New Community Centre Co Ltd: It was envisaged that KNCC would have had a site start in August 2009 but it 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 26<sup>th</sup> October 2009. However, recent advice indicates that a further £0.110m be reallocated from 2009/10 to 2010/11.

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 2<sup>nd</sup> 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 previously 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 previously 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 08th February 2010. Expenditure to date (to end of period 10) is £2.304m (57%).
- 6.2 The current budget is £35.036m, made up of £12.351m supported borrowing, £0.50m CFCR, £22.185m prudential borrowing and nil grant funding. The current projection is £35.036m 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	24,250	24,250	-
Property Resources & Facilities Management	10,786	10,786	-
Total	35,036	35,036	-

- 6.3 The approved budget for 2009/10 is £8.582m. The committee is projecting to spend £3.926m, with slippage/rephasing of £4.656m (54%) into future years, the main reasons for which are explained in Section 5.

## 7.0 CONSULTATIONS

- 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 2010 (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 08/02/10	Est 2010/11	Est 2011/12	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000					
<b>Economic and Social Regeneration</b>												
<b>Supported Borrowing</b>												
Greenock East Business Area	50	31	19	0	0	19	0	0				
Gourock Transport Interchange	2300	392	2300	0	0	350	1558	0	tba	tba		
ERDF Clawback	0	0	95	0	0	0	0	0				
<b>Economic and Social Regeneration Supported Borrowing Total</b>	<b>2350</b>	<b>423</b>	<b>2414</b>	<b>0</b>	<b>0</b>	<b>369</b>	<b>1558</b>	<b>0</b>				
<b>Prudentially Funded</b>												
Leisure Strategy												
Ravensraig Stadium Refurbishment	1700	0	70	70	25	1450	180	0	May-10	Mar-11	Mar-11	Design commenced. Tender issue Mar 2010 (Spend expected 4th Q (fees))
Parklea Pavilion and Juniors Facility	4800	0	100	100	71	1800	2000	900	Apr-10	Jun-12	Jun-12	Design commenced. Tender for Car park/road to be issued March 2010 (Spend expected 4th Q (fees))
Rankin Park Development	10100	0	50	100	78	1776	3521	4703	Nov-10	Aug-12	Aug-12	Design commenced. Tender issue Sept 2010 (Spend expected 4th Q (fees))
Gourock Park Amphitheatre	289	0	175	175	34	89	25	0	Jan-10	Jun-10	Apr-10	Site compound set up and existing amphitheatre demolished
Gourock Park DDA Works	50	0	50	35	0	15	0	0	Feb-10	Mar-10	Apr-10	Acceptance issued. Site start 22nd February.
Gourock Pool Refurbishment	1800	0	30	30	1	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	635	63	0	0	Sep-09	Mar-10	Feb-10	Contract nearing completion.
Broomhill Pavilion	200	0	50	15	0	170	15	0	Apr-10	Aug-10	Aug-10	Design commenced. Tender issue Mar 2010 (Spend expected 4th Q(feas))
Parklea 3G Pitch	680	0	310	310	39	340	30	0	Feb-10	Mar-10	May-10	Planning permission granted, acceptance to be issued imminently.
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	232	0	0	0	0	0	0	232				
<b>Economic and Social Regeneration Prudentially Funded Total</b>	<b>21900</b>	<b>0</b>	<b>1775</b>	<b>1775</b>	<b>883</b>	<b>6755</b>	<b>7225</b>	<b>6145</b>				
<b>Grant Funding</b>												
Gourock Transport Interchange included above												
Local Regeneration	0	0	0	0	0	0	0	0				
<b>Economic and Social Regeneration Additional Funding Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>Economic and Social Regeneration Total</b>	<b>24250</b>	<b>423</b>	<b>4189</b>	<b>1775</b>	<b>883</b>	<b>7124</b>	<b>8783</b>	<b>6145</b>				

COMMITTEE: REGENERATION

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	£000	£000	£000	£000	£000	£000	£000					
<b>Property Resources and Facilities Management</b>												
<b>Supported Borrowing</b>												
Port Glasgow Town Hall Rewire Phase 1	110	49	56	45	45	16	0	0	May-99	Aug-09	Aug-09	Complete
Kilmacolm Village Centre	1040	26	1014	340	246	650	24	0	Oct-09	Oct-10	Oct-10	Contribution to KNCC project. Site start 26th October 2009.
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	120	99	33	0	0	Aug-07	Mar-09	May-09	Complete
General Provision												Projects approved March 2008
Minor Works 2008/09	218	206	28	12	12	0	0	0	Apr-08	Mar-09	Apr-09	Complete
Health & Safety Works 2008/09	538	407	82	123	123	8	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	38	7	85	31	31	0	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 Stabilisation Works	515	62	273	78	45	355	20	0	Jan-09	Mar-09	May-09	Site start as soon as is practicable. Monitoring ongoing.
Office Accommodation Allocation 2008/09	250	0	250	22	0	208	20	0	Apr-09	Mar-09	Mar-09	Currently on hold awaiting completion of office accommodation review
Feasibility Studies Pre-Contract Works etc	257	215	35	42	9	0	0	0	Apr-08	Mar-09	Mar-10	Budget fully committed. Remaining studies being completed.
Balance	(48)	0	(46)	(48)	0	0	0	0				Over commitment to be managed by Head of Property Resources and Facilities Management.
<b>Property Resources Allocation 2009/10/11</b>												
Health & Safety Works 2009/10	900	0	450	450	211	425	25	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced
Various Properties DDA Works 2009/10	220	0	110	110	58	100	10	0	Apr-09	Mar-10	Mar-10	Various projects completed. Further works commenced.
Energy Compliance Works	220	0	110	110	79	100	10	0	Apr-09	Mar-10	Mar-10	Port Glasgow Town Hall complete. BEMS commenced.
Minor Works 2009/10	280	0	150	140	110	125	15	0	Apr-09	Mar-10	Mar-10	Various projects completed. Further works commenced.
Office Accommodation Allowance 2009/10	155	0	100	34	70	113	8	0	Apr-09	Mar-10	Mar-10	GMB Wallace Place entrance complete. Study complete for relocation of Highholm.
Reservoir General Works	130	0	75	65	13	65	0	0	Apr-09	Mar-10	Mar-10	Ongoing remedial works.
Various Properties Demolitions	50	0	25	17	4	33	0	0	Apr-09	Mar-10	Mar-10	Demolition of Kilmacolm and Gourrock cemetery lodges to commence imminently
Inverclyde Leisure - Essential Upgrades	120	0	60	37	26	78	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
Farms - Essential Maintenance	100	0	50	64	37	36	0	0	Apr-09	Mar-10	Mar-10	Various projects including replacement windows at Hardridge and boiler replacement at Dowries have commenced
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	36	36	64	0	0	Apr-09	Mar-10	Mar-10	Projects being developed
<b>Indicative Provision 2011/12</b>												
General Provision	2000	0	0	0	0	0	2000	0				
<b>Horizon Projects</b>												
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	0	1000	119	0	1000	1381	0	tba	tba		Tender evaluation ongoing. Note Para 5.3.
<b>Property Resources Supported Borrowing Total</b>	<b>10451</b>	<b>1461</b>	<b>4140</b>	<b>2039</b>	<b>1331</b>	<b>3433</b>	<b>3518</b>	<b>0</b>				

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	£000	£000	£000	£000	£000	£000	£000					
<b>Complete On Site</b>												
<b>Supported Borrowing</b>												
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)
<b>Complete on Site Supported Borrowing Total</b>	<b>50</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>Prudentially Funded</b>												
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	62	62	7	0	0	Jan-09	Mar-09	Jun-09	Complete
<b>Prudentially Funded Total</b>	<b>285</b>	<b>67</b>	<b>203</b>	<b>62</b>	<b>62</b>	<b>156</b>	<b>0</b>	<b>0</b>				
<b>Property Resources and Facilities Management Total</b>	<b>10786</b>	<b>1528</b>	<b>4393</b>	<b>2151</b>	<b>1421</b>	<b>3589</b>	<b>3518</b>	<b>0</b>				
<b>Regeneration Total</b>	<b>35036</b>	<b>1951</b>	<b>8582</b>	<b>3926</b>	<b>2304</b>	<b>10713</b>	<b>12301</b>	<b>6145</b>				
<b>Summary Per Funding Source</b>												
Supported Borrowing	12851	1884	6604	2089	1359	3802	5076	0				
Prudentially Funded	22185	67	1978	1837	945	6911	7225	6145				
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
<b>Regeneration Total</b>	<b>35036</b>	<b>1951</b>	<b>8582</b>	<b>3926</b>	<b>2304</b>	<b>10713</b>	<b>12301</b>	<b>6145</b>				

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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>11<sup>th</sup> March 2010</b>
<b>Report By:</b>	<b>Corporate Director – Regeneration and Resources</b>	<b>Report No:</b>	<b>RC/10/03/06/SJ/WW</b>
<b>Contact Officer:</b>	<b>Head of Economic and Social Regeneration</b>	<b>Contact No:</b>	<b>01475 715555</b>
<b>Subject:</b>	<b>Support for Access to Leisure and Community Facilities</b>		

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## **1.0 PURPOSE**

1.1 The purpose of this report is to update Committee on the details of the proposals made in the 2010/11 Budget Proposals regarding reductions in hire charges relating to access to various leisure and community facilities.

## **2.0 SUMMARY**

2.1 The 2010/11 Budget proposals agreed to provide £105,000 to improve access to leisure and community facilities in order to promote and support the valuable role played by community and voluntary groups in Inverclyde.

2.2 The £105,000 can be broken down further as follows:

- £9,000 for free pitch hire for under 16 teams at Battery Park Synthetic Pitch
- £36,000 to reduce the cost of synthetic pitch hire
- £20,000 to subsidise indoor lets for uniformed organisations
- £20,000 to subsidise indoor lets for under 16 sports teams
- £20,000 to subsidise lets for Community Learning and Development activities

Further information is given at paragraph 4.2 below.

## **3.0 RECOMMENDATIONS**

3.1 That Committee approves the proposals relating to the budget of £85,000 to improve access to community facilities as detailed in paragraph 4.2 below.

3.2 That it be noted that the proposals for the utilisation of the £20,000 budget in relation to Community Learning and Development activities will be considered by the Education and Lifelong Learning Committee.



## 4.0 BACKGROUND

- 4.1 The Policy and Resources Committee at its meeting on 9<sup>th</sup> February 2010 agreed to allocate £105,000 to improve access to leisure and community facilities, in order to promote and support the valuable role played by community and voluntary groups in Inverclyde.
- 4.2 Details of what the £105,000 will be used for and how it will be managed are as follows:

### £9,000 for free pitch hire for under 16 teams at Battery Park Synthetic Pitch

This will allow all under 16 sports teams who currently use the Battery Park to use the facility under the same terms and conditions as all other pitches operated by Inverclyde Council and Inverclyde Leisure. This means that these under 16 Sports Teams will now have free access to the facility.

### £36,000 to reduce the cost of synthetic pitch hire

Inverclyde Council synthetic pitches are currently on a different pricing structure from Inverclyde Leisure. Pitch costs are currently as follows:

	IC cost/hour lights	IL cost/hour	Proposed
Adult	£68.30 (peak)	£61.50	£54.50

The proposal will remove peak charging. It is estimated that the cost of harmonisation between Inverclyde Council costs and Inverclyde Leisure costs will be £9,000. The balance of the funds will be used to reduce the harmonised hourly rate to £54.50

It is therefore proposed to reduce the cost of an adult hiring a synthetic pitch to £54.50 per hour, at any time, for all Inverclyde Leisure and Inverclyde Council pitches for 2010/11.

### £20,000 to subsidise indoor lets for uniformed organisations

The current income from use of indoor lets by uniformed organisations is £25,000. 25% of this income is paid by the Waivers of let budget and 75% from the uniformed groups themselves.

There are therefore a number of options with regard to how to use the £20,000 Subsidy Fund as follows:

Option	Percentage Waiver	Cost	Balance remaining for additional uptake
1	Increase the waiver from 25% to 100%	£18,750	£1,250 (equivalent to 62.5 Hours per year of additional use based on estimated costs of £20 per hour)
2	Increase the waiver from 25% to 75%	£12,500	£7,500 (equivalent to 375 Hours per year of additional use)
3	Increase the waiver from 25% to 50%	£6,250	£13,750 (equivalent to 687.5 Hours per year of additional use)

It is recommended that option 2 is accepted. This means that uniformed groups will be given a 75% waiver against indoor lets during 2010/11 and will also be allowed up to 375 hours of additional uptake at this new rate. This budget will require close monitoring to ensure that the £20,000 Subsidy Fund is not overspent.

### £20,000 to subsidise indoor lets for under 16 sports teams

The current income from use of indoor lets by under 16 sports teams is approximately £18,000. In this case 0% of this income would normally be paid from the Waivers of Let budget and 100% from the sports teams themselves.

Again, there are a number of options with regard to how to use the £20,000 Subsidy Fund as follows.

Option	Percentage Waiver	Cost	Balance remaining for additional uptake
1	Increase the waiver from 0% to 100%	£18,000	£2,000 (equivalent to 100 Hours per year of additional use based on estimated costs of £20 per hour)
2	Increase the waiver from 0% to 75%	£13,500	£6,500 (equivalent to 325 Hours per year of additional use)
3	Increase the waiver from 0% to 50%	£9,000	£11,000 (equivalent to 550 Hours per year of additional use)

It is recommended that option 2 is accepted. This means that Under 16 Sports Teams will be given a 75% waiver against indoor lets during 2010/11 and this will also allow up to 325 hours of additional uptake at this new rate. This budget will require close monitoring to ensure that the £20,000 Subsidy Fund is not overspent.

### £20,000 to subsidise lets for Community Learning and Development (CLD) activities

Committee is asked to note that the Education and Lifelong Learning Committee will agree proposals for the use of the £20,000 allocated to the subsidy for lets for Community Learning and Development activities.

## 5.0 IMPLICATIONS

- 5.1 Finance: Where appropriate the above budgets need to be allocated against the Community Facilities budget which is in the process of being transferred to Inverclyde Leisure.

#### Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

#### Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
00474	Community Facilities	2010/11	£85,000	n/a	Use of the £20,000 for CLD to be decided by E&LLL Committee

5.2 Human Resources: None

5.3 Legal: None

5.4 Equalities: None

## **6.0 CONSULTATION**

6.1 The Head of Finance has been consulted in the preparation of this report

## **7.0 LIST OF BACKGROUND PAPERS**

7.1 None