
Report To:	Regeneration Committee	Date:	25 May 2010
Report By:	Corporate Director Regeneration and Environment and Chief Financial Officer	Report No:	R142/10/SM/sm
Contact Officer:	Joe Lynch	Contact No:	01475 712456
Subject:	Capital Programme 2009/10 to 2013/14 - 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 £36.386m, 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 in relation to Gourock Park Amphitheatre Members approve the recommendation outlined in paragraph 5.2.

Aubrey Fawcett
Corporate Director
Regeneration & Environment

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

4.1 At its meeting in February 2010 the Council agreed the 2010/14 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 commenced in early March 2010. Riverside Inverclyde has appointed consultants to develop a masterplan and proposals will be submitted for Members' consideration following the summer recess. The Corporate Director Regeneration and Environment arranged a meeting of the Central Gourock Redevelopment Working Group on 12 May to update 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 complete. The works at Parklea Phase 1 (3G Pitch) are well advanced. Design works are nearing completion for Ravenscraig Stadium and Broomhill Changing Pavilion with tenders to be issued imminently. The procurement process for Phase 2 at Parklea (infrastructure works) has commenced and design works for Rankin Park are progressing. Works at Gourock Park Amphitheatre and Pavilion are now complete. In relation to the Gourock Park Amphitheatre, it is proposed that there will be free use of this facility by the community. However, it is proposed that a charge of £250 per day will be made for commercial activity.

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). The preferred tenderer has been identified and works will commence on site in May 2010 subject to conclusion of the tri-partite agreement between Arts Guild, Inverclyde Council and Peel/Clydeport in relation to the transfer of sites between the parties. The Arts Guild has advised that a decision from 'Big Lottery' was expected in April but is now expected in May 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. Following a request from Riverside Inverclyde the Corporate Director Regeneration and Environment has asked that the Phase 1 works be completed by the end of 2011.

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: Works started on site on the 26th October 2009 with a planned completion by late October 2010. The project is progressing well with a slight delay due to a number of issues, but is expected to be completed within the original timescale. The project remains on budget. The library sub-lease is almost complete. A further enquiry is also being developed by KNCC Ltd in relation to the remaining former school board building.

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 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 1st April 2010. Expenditure to date (to end of period 12) is £3.539m (95%). However, these figures do not represent the year end position as transactions still had to be processed at the time of this report.
- 6.2 The current budget is £36.386m, made up of £13.701m supported borrowing, £0.50m CFCR, £22.185m prudential borrowing and nil grant funding. The current projection is £36.386m 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>
Regeneration & Planning	24,250	24,250	-
Property Assets & Facilities Management	12,136	12,136	-
Total	36,386	36,386	-

- 6.3 The approved budget for 2009/10 is £8.582m. The committee is projecting to spend £3.714m, with slippage/rephasing of £4.868m (57%) 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 HR and Performance 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 Democratic Services has not been consulted.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Property Assets and Facilities Management Capital Programme Technical Progress Reports April 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).

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APPENDIX

Project Name	1	2	3	4	5	6	7	8	9	10	11	12	13	Status
	Est Total Cost	Actual to 31/3/09	Approved Budget 2009/10	Revised Est 2009/10	Actual to 31/03/10	Est 2010/11	Est 2011/12	Est 2012/13	Est 2013/14	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Economic and Social Regeneration														
Supported Borrowing														
Greenock East Business Area	50	31	19	0	0	19	0	0	0	0	Mar-10	tba	tba	
Gourock Transport Interchange	2300	392	2300	0	0	350	1558	0	0	0				
ERDF Clawback	0	0	95	0	0	0	0	0	0	0				
Economic and Social Regeneration Supported Borrowing Total	2350	423	2414	0	0	369	1558	0	0	0				
Prudentially Funded														
Leisure Strategy														
Ravenscraig Stadium Refurbishment	1700	0	70	97	57	1423	180	0	0	0	May-10	Mar-11	Mar-11	Design commenced. Tender issue Apr 2010
Parklea Pavilion and Juniors Facility	4800	0	100	153	115	1747	2000	800	100	0	May-10	Jun-12	Jun-12	Design commenced. Tender for Car park/road to be issued Apr 2010
Rankin Park Development	10100	0	50	103	87	1773	3521	4503	200	0	Nov-10	Aug-12	Aug-12	Design commenced. Tender issue Sept 2010
Gourock Park Amphitheatre		0	175	203	201	61	25			0	Jan-10	Jun-10	Apr-10	Site compound set up and existing amphitheatre demolished. New stepped arena formed. Fence partially erected. Bandstand in place.
Gourock Park DDA Works	289	0												
Gourock Pool Refurbishment	50	0	50	14	14	30	6	0	0	0	Feb-10	Mar-10	Apr-10	Contract completion expected 16th April.
	1800	0	30	32	0	748	850	170	0	0	Oct-10	Oct-11	Oct-11	Tender issue Aug 2010
Pitches Strategy														
Broomhill/George Road Pitches	1003	0	940	935	923	68	0	0	0	0	Sep-09	Mar-10	Mar-10	Complete
Broomhill Pavilion	200	0	50	9	0	176	15	0	0	0	May-10	Aug-10	Aug-10	Design commenced. Tender issue Apr 2010.
Parklea 3G Pitch	680	0	310	109	102	541	30	0	0	0	Feb-10	Mar-10	May-10	Contract commenced.
Parklea Drainage	906	0	0	0	0	302	604	0	0	0		tba		
Birkmyre Drainage	140	0	0	0	0	0	0	130	10	0		tba		
Pitches Strategy Balance	232	0	0	0	0	0	0	0	232	0				
Economic and Social Regeneration Prudentially Funded Total	21900	0	1775	1655	1499	6869	7231	5603	542	0				
Grant Funding														
Gourock Transport Interchange included above														
Local Regeneration	0	0	0	0	0	0	0	0	0	0				
Economic and Social Regeneration Additional Funding Total	0	0	0	0	0	0	0	0	0	0				
Economic and Social Regeneration Total	24250	423	4189	1655	1499	7238	8789	5603	542	0				

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	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Property Resources and Facilities Management														
Supported Borrowing														
Port Glasgow Town Hall Rewire Phase 1	110	49	56	47	47	14	0	0	0	0	May-99	Aug-09	Aug-09	Complete
Kilmacolm Village Centre	1040	26	1014	309	309	681	24	0	0	0	Oct-09	Oct-10	Oct-10	Contribution to KNCC project. Site start 26th October 2009.
Various Properties Electrical Works	127	106	(18)	18	1	3	0	0	0	0	Sep-08	Jan-09	Aug-09	Complete
Office Accommodation Allocation 2007/08 General Provision	506	353	131	120	120	33	0	0	0	0	Aug-07	Mar-09	May-09	Complete
Minor Works 2008/09	218	206	28	12	12	0	0	0	0	0	Apr-08	Mar-09	Apr-09	Complete
Health & Safety Works 2008/09	538	407	82	131	132	0	0	0	0	0	Apr-08	Mar-09	Oct-09	Complete
Major Works 2008/09 - Lightning Protection	35	13	17	19	19	3	0	0	0	0	Mar-09	Mar-09	Jul-09	Complete
Various Properties Demolitions	38	7	85	31	31	0	0	0	0	0	Mar-09	Dec-08	Jul-09	Complete
Waterfront Plant Improvements 2008/09	50	17	33	33	36	0	0	0	0	0	Jan-09	Mar-09	Oct-09	Complete
Devon Glen Stabilisation Works	515	62	273	65	65	355	33	0	0	0	May-09	Mar-09	Sep-09	Site start as soon as is practicable. Monitoring ongoing.
Office Accommodation Allocation 2008/09	250	0	250	22	0	208	20	0	0	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	0	0	Apr-08	Mar-09	Mar-10	Budget fully committed. Remaining studies being completed.
Balance	(48)	0	(46)	(48)	0	0	0	0	0	0				Over commitment to be managed by Head of Property Assets and Facilities Management.
Property Resources Allocation 2009/10/11														
Health & Safety Works 2009/10	900	0	450	365	365	510	25	0	0	0	Apr-09	Mar-10	Mar-10	Various projects. Works commenced
Various Properties DDA Works 2009/10	220	0	110	95	93	115	10	0	0	0	Apr-09	Mar-10	Mar-10	Various projects completed. Further works commenced.
Energy Compliance Works	220	0	110	84	84	126	10	0	0	0	Apr-09	Mar-10	Mar-10	Port Glasgow Town Hall complete. BEMS commenced.
Minor Works 2009/10	280	0	150	186	186	94	0	0	0	0	Apr-09	Mar-10	Mar-10	Various projects completed. Further works commenced.
Office Accommodation Allowance 2009/10	155	0	100	34	79	113	8	0	0	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	27	65	0	0	0	0	Apr-09	Mar-10	Mar-10	Ongoing remedial works.
Various Properties Demolitions	50	0	25	6	6	44	0	0	0	0	Apr-09	Mar-10	Mar-10	Demolition of Kilmacolm and Gourock cemetery lodges to commenced.
Inverclyde Leisure - Essential Upgrades	120	0	60	37	26	78	5	0	0	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	37	37	63	0	0	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	0	0	Apr-09	Mar-10	Jul-09	Complete
Design & Pre Contract Works Allocation	100	0	50	24	53	76	0	0	0	0	Apr-09	Mar-10	Mar-10	Projects being developed
Indicative Provision 2011/12, 2012/13 & 2013/14														
General Provision	2850	0	0	0	0	-150	1000	1000	1000	0				
AMP	500	0	0	0	0	500	0	0	0	0				
Horizon Projects														
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	0	1000	186	186	1000	1314	0	0	0	May-10	tba		Site start expected May 2010.
Property Resources Supported Borrowing Total	11801	1461	4140	1942	1945	3949	2449	1000	1000	0				

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	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Complete On Site														
Supported Borrowing														
Complete on Site Allocation	50	0	50	50	28	0	0	0	0	0				Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	50	0	50	50	28	0	0	0	0	0				
Prudentially Funded														
Crescent Street Facilities Rewiring & Heating	65	16	149	0	0	49	0	0	0	0	tba	tba		Possible spend 2010 - demolition
Devol Glen Contribution	100	0	0	0	0	100	0	0	0	0				
Public Conveniences Enhancements	120	51	54	67	67	2	0	0	0	0	Jan-09	Mar-09	Jun-09	Complete
Prudentially Funded Total	285	67	203	67	67	151	0	0	0	0				
Property Resources and Facilities Management Total	12136	1528	4393	2059	2040	4100	2449	1000	1000	0				
Regeneration Total	36386	1951	8582	3714	3539	11338	11238	6603	1542	0				
Summary Per Funding Source														
Supported Borrowing	14201	1884	6604	1992	1973	4318	4007	1000	1000	0				
Prudentially Funded	22185	67	1978	1722	1566	7020	7231	5603	542	0				
Grant Funding	0	0	0	0	0	0	0	0	0	0				
CFCR	0	0	0	0	0	0	0	0	0	0				£500k CFCR shown in Supported Borrowing
Regeneration Total	36386	1951	8582	3714	3539	11338	11238	6603	1542	0				