
Report To:	Regeneration Committee	Date:	2nd Sept 2010
Report By:	Corporate Director Regeneration and Environment and Chief Financial Officer	Report No:	R160/10/SM/sm
Contact Officer:	Joe Lynch	Contact No:	01475 712456
Subject:	Capital Programme 2010/11 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 £46.443m, 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 & 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: Phase 1 construction works to build the new station are progressing with a view to completion in late 2010. Initial draft proposals for master planning the pierhead area were presented to the Central Gourock Redevelopment Working Group on 12 May 2010 and further feasibility work is ongoing. A further meeting of the Central Gourock Redevelopment Working Group will be arranged on the options prior to presentation to the Regeneration Committee in due course.

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 Gourock Park Amphitheatre, Gourock Park Pavilion DDA works and Parklea Phase 1 (3G Pitch) are also now complete. The contracts at Broomhill Changing Pavilion, Parklea Phase 2 (infrastructure works) and Parklea Phase 3 (grass pitches) have commenced on site. Design works are nearing completion for Ravenscraig Stadium (although this has been delayed by negotiations with SportScotland) and Gourock Pool. Design works for Parklea Phase 5 (Pavilion and pitch) have commenced although this project is subject to delays imposed by SNH. Design works for Rankin Park are progressing. Geotechnical investigations completed on site, indicate the enabling site preparation and drainage infrastructure works, which were due on site now, can be mitigated to commence early 2011 without prejudice to the overall programme completion. Again this programme is subject to negotiations with SportScotland.

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 September 2010 and completion by February 2012, subject to signing of all agreements between Arts Guild, Inverclyde Council and Peel/Clydeport. The Arts Guild has advised that a decision from The Arts Guild was awarded £378k by the Big Lottery' in late May 2010

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 undertaken. 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.

5.6 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 01st July 2010. Expenditure to date (to end of period 03) is £1.311m (16%).

6.2 The current budget is £46.443m, made up of £24.378m supported borrowing, £22.065m prudential borrowing, nil CFR and nil grant funding. The current projection is £46.443m

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	24,200	24,200	-
Property Assets & Facilities Management	22,243	22,243	-
Total	46,443	46,443	-

6.3 The approved budget for 2010/11 is £12.579m. The committee is projecting to spend £8.219m, with slippage/rephasing of £4.360m (35%) 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 August 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

1	2	3	4	5	6	7	8	9	10	11	12	13	Status
Est Total Cost	Actual to 31/3/10	Approved Budget 2010/11	Revised Est 2010/11	Actual to 30/06/10	Est 2011/12	Est 2012/13	Est 2013/14	Est 2014/15	Future Years	Start Date	Original Completion Date	Current Completion Date	
£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Regeneration and Planning													
Supported Borrowing													
	2300	392	350	0	1558	0	0	0	0	Mar-10	tba	tba	
Gourock Transport Interchange													
Regeneration and Planning Supported Borrowing Total													
	2300	392	350	0	1558	0	0	0	0				
Prudentially Funded													
Leisure Strategy	1700	104	775	25	775	46	0	0	0	Oct-10	Mar-11	Aug-11	Design comple. Awaiting approval from Sport Scotland
Ravenscraig Stadium Refurbishment	4800	160	1740	116	3000	800	100	0	0	May-10	Jun-12	Jun-12	Phase 2 Infrastructure Works on site. Phase 3 Grass Pitches due to commence end of July. Design for phase 5 Pavilion commenced - tender issue Nov 2010 (delays due to restrictions imposed by SNH)
Parklea Pavilion and Juniors Facility													
Rankin Park Development	10100	110	1766	109	4521	4503	200	0	0	Apr-11	Aug-12	Aug-12	Design progressing. See para 5.2.
Gourock Park Amphitheatre	266	208	56	63	15	0	0	0	0	Jan-10	Jun-10	Apr-10	Complete
Gourock Park DDA Works	46	9	35	31	6	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Gourock Pool Refurbishment	1800	37	743	8	1250	170	0	0	0	Oct-10	Oct-11	Oct-11	Enabling works to be on site Oct 2010. Main tender issue Oct 2010
Pitches Strategy	1003	43	43	14	0	0	0	0	0	Sep-09	Mar-10	Mar-10	Complete
Broomhill/George Road Pitches	200	0	185	0	15	0	0	0	0	Jun-10	Aug-10	Oct-10	Commenced June 2010
Broomhill Pavilion	686	118	532	464	36	50	0	0	0	Feb-10	Mar-10	May-10	Complete
Parklea 3G Pitch	906	0	302	0	856	0	0	0	0	tba	tba	tba	
Parklea Drainage	140	0	0	0	130	10	0	0	0	tba	tba	tba	
Birkmyre Drainage	253	0	0	0	0	0	253	0	0				
Pitches Strategy Balance	21900	1706	6818	830	10474	5699	563	0	0				
Regeneration and Planning Prudentially Funded Total													
Grant Funding													
None	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Additional Funding Total													
	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Total													
	24200	2098	7168	830	12032	5699	563	0	0				

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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 31/3/10	Approved Budget 2010/11	Revised Est. 2010/11	Actual to 30/06/10	Est. 2011/12	Est. 2012/13	Est. 2013/14	Est. 2014/15	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Property Assets and Facilities Management														
Supported Borrowing														
Carried Forward from Previous Years	1040	420	596	596	262	24	0	0	0	0	Oct-09	Oct-10	Oct-10	Contribution to KNCC project. Site start 26th October 2009.
Kilmacolm Village Centre														
Major Works 2009/09 -	515	127	355	355	37	33	0	0	0	0	Oct-10	Mar-11	Mar-11	Site start as soon as is practicable. Monitoring ongoing.
Devon Glen Stabilisation Works	250	0	230	230	0	20	0	0	0	0	Oct-10	Mar-11	Mar-11	Currently on hold awaiting completion of office accommodation review
Office Accommodation Allocation 2009/09														
Balance	0	0	0	0	0	0	0	0	0	0				Over commitment to be managed by Head of Property Resources and Facilities Management.
Property Assets Allocation 2009/10/11	900	522	353	353	113	25	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects. Works commenced
Health & Safety Works 2009/10/11	220	112	98	98	7	10	0	0	0	0	Apr-09	Mar-10	Mar-10	Various projects completed. Further works commenced.
Various Properties DDA Works 2009/10/11	220	85	125	125	19	10	0	0	0	0	Apr-09	Mar-10	Mar-10	Port Glasgow Town Hall complete. BEMS complete. Further works commenced.
Energy Compliance Works	280	186	94	94	11	0	0	0	0	0	Apr-09	Mar-10	Mar-10	Various projects completed. Further works commenced.
Minor Works 2009/10/11	155	33	114	114	-2	8	0	0	0	0	Apr-09	Mar-10	Mar-11	Currently on hold awaiting completion of office accommodation review
Office Accommodation Allowance 2009/10/11	130	33	97	97	0	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Ongoing remedial works.
Reservoir General Works	50	3	47	47	10	0	0	0	0	0	Apr-09	Mar-10	Mar-10	Demolition of Kilmacolm and Gourrock cemetery lodges complete. Crescent Street to be progressed.
Various Properties Demolitions														
Inverclyde Leisure - Essential Upgrades	120	26	89	89	1	5	0	0	0	0	Apr-09	Mar-10	Mar-11	Contributions to Greenock Sports Centre Healing and Lady Octavia car park. Further projects at Waterfront progressing in conjunction with Inverclyde Leisure
Farms - Essential Maintenance	100	37	63	63	5	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects including replacement windows at Hardridge and boiler replacement at Dowries are complete. Further works being progressed.
Pathway Improvements	40	22	18	18	0	0	0	0	0	0	Apr-09	Mar-10	Mar-10	2009/10 works complete. Further works being progressed.
Design & Pre Contract Works Allocation	100	25	75	75	18	0	0	0	0	0	Apr-09	Mar-10	Mar-10	Various studies/feasibilities are complete. Further projects being developed
Indicative Provision 2011/12, 2012/13 & 2013/14														
General Provision	2850	0	-150	-150	0	1000	1000	1000	0	0				
AMP - Strategic Site	500	0	500	0	0	500	0	0	0	0				Purchase of land at Drumfrochar Road deferred
AMP - Replacement Depot	10000	0	0	0	0	2500	5000	0	0	0				Design works progressing for GMB Customer Centre and Façade Retention projects.
AMP - FOM Property	2050	0	1500	1000	0	1000	50	0	0	0	Nov-10		Dec-11	Acceleration of lifts at GMB to maximise spend.
Horizon Projects														
Arts Guild	2500	202	1000	1000	2	1298	0	0	0	0	Sep-10	Iba		Letter of acceptance imminent
(Includes £500k Capital Financed from Current Revenue)														
Property Assets Supported Borrowing Total	22020	1833	5204	4204	483	6433	3550	6000	0	0				

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Project Name	1 Est. Total Cost	2 Actual to 31/3/10	3 Approved Budget 2010/11	4 Revised Est. 2010/11	5 Actual to 30/06/10	6 Est. 2011/12	7 Est. 2012/13	8 Est. 2013/14	9 Est. 2014/15	10 Future Years	11 Start Date	12 Original Completion Date	13 Current Completion Date	Status	
															£000
Complete On Site															
Supported Borrowing															
Complete on Site Allocation	58	0	58	58	-2	0	0	0	0	0					
Complete on Site Supported Borrowing Total	58	0	58	58	-2	0	0	0	0	0					
Prudentially Funded															
Crescent Street Facilities Rewiring & Healing	65	16	49	49	0	0	0	0	0	0					
Devol Glen Contribution	100	0	100	100	0	0	0	0	0	0					Possible spend 2010 - demolition
Prudentially Funded Total	165	16	149	149	0	0	0	0	0	0					
Property Assets and Facilities Management Total	22243	1849	5411	4411	481	6433	3550	6000	0	0					
Regeneration Total	46443	3947	12579	8219	1311	18465	9249	6563	0	0					
Summary Per Funding Source															
Supported Borrowing	24378	2225	5612	4612	481	7991	3550	6000	0	0					
Prudentially Funded	22065	1722	6967	3607	830	10474	5699	563	0	0					
Grant Funding	0	0	0	0	0	0	0	0	0	0					
CFCR	0	0	0	0	0	0	0	0	0	0					
Regeneration Total	46443	3947	12579	8219	1311	18465	9249	6563	0	0					£500K CFCR shown in Supported Borrowing