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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>28 October 2010</b>
<b>Report By:</b>	<b>Corporate Director Regeneration and Environment and Chief Financial Officer</b>	<b>Report No:</b>	<b>R165/10/AF/sm</b>
<b>Contact Officer:</b>	<b>Andrew Gerrard</b>	<b>Contact No:</b>	<b>01475 712456</b>
<b>Subject:</b>	<b>Capital Programme 2010/11 to 2013/14 - 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 £47.552m, 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.

## **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, Parklea Phase 1 (3G pitch), Parklea Phase 2 (infrastructure works) and Parklea Phase 3 (grass pitches) are also now complete. The contract at Broomhill Changing Pavilion has commenced on site and is nearing completion. Design works are complete for Ravenscraig Stadium (although tender issue continues to be delayed by ongoing negotiations with SportScotland). Gourock Pool Enabling Works are expected to be on site imminently and the design works for the main contract are nearing completion. Design works for Parklea Phase 5 (Pavilion and pitch) are progressing although this project is subject to delays imposed by SNH. Design works for Rankin Park are progressing. Geotechnical investigations completed on site at Rankin Park, 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 Arts Guild was awarded £378k by the Big Lottery in late May 2010. Legal agreements have now been signed and a letter of acceptance is imminent. Works will commence in October 2010 and will be complete by March 2012.

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 was consequently delayed although it is now programmed for October 2010 with a site completion expected before the end of the financial year.

5.5 Kilmacolm New Community Centre Co Ltd: Works started on site on the 26<sup>th</sup> October 2009 with a planned completion by late October 2010. The project is progressing well. There is, however, the potential of an overspend and officers are working with KNCCC Ltd to identify the full extent of and reasons for the overspend. It is intended that a further report on the matter will be submitted to the next meeting of the Committee. It is expected that the project will be completed before Christmas.

5.6 Lunderston Bay Visitor Facility – The project is designed and ready for submission to Planning once the drainage issue is resolved with Scottish Water. It is anticipated that works will start this financial year with £127,000 being carried forward to complete the works in 2011/12.

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 27<sup>th</sup> September 2010. Expenditure to date (to end of period 06) is £2.252m (29%). This is in excess of the expected expenditure at this period of £2.195m (28%).
- 6.2 The current budget is £47.552m, made up of £24.784m supported borrowing, £22.065m prudential borrowing, £0.703m CFCR and nil grant funding. The current projection is £47.552m 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	-
Community Investment Fund	1,109	1,109	-
Total	47,552	47,552	-

- 6.3 The approved budget for 2010/11 is £12.839m. The Committee is projecting to spend £7.795m, with slippage/rephasing of £5.044m (39%) 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 October 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 31/3/10	Approved Budget 2010/11	Revised Est 2010/11	Actual to 27/09/10	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				
<b>Regeneration and Planning</b>														
<b>Supported Borrowing</b>														
Gourock Transport Interchange	2300	392	350	350	0	1558	0	0	0	0	Mar-10	tba	tba	
<b>Regeneration and Planning Supported Borrowing Total</b>	<b>2300</b>	<b>392</b>	<b>350</b>	<b>350</b>	<b>0</b>	<b>1558</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>Prudentially Funded</b>														
Leisure Strategy														
Ravensraig Stadium Refurbishment	1700	104	1416	400	25	1150	46	0	0	0	Jan-11	Mar-11	Nov-11	Design complete. Awaiting approval from Sport Scotland
Parklea Pavilion and Juniors Facility	4800	160	1740	740	307	3000	800	100	0	0	May-10	Jun-12	Jun-12	Phase 2 Infrastructure Works complete. Phase 3 Grass Pitches due for completion mid October. Design for phase 5 Pavilion commenced - tender issue Nov 2010 (delays due to restrictions imposed by SNH)
Rankin Park Development	10100	110	1766	766	132	4521	4503	200	0	0	Apr-11	Aug-12	Aug-12	Design progressing. See para 5.2.
Gourock Park Amphitheatre	277	208	56	64	64	5	0	0	0	0	Jan-10	Jun-10	Apr-10	Complete
Gourock Park DDA Works	46	9	35	37	37	0	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Gourock Pool Refurbishment	1800	37	743	343	14	1250	170	0	0	0	Oct-10	Oct-11	Oct-11	Enabling works contract on site Oct 2010. Main tender issue Oct 2010
Pitches Strategy														
Broomhill/George Road Pitches	991	960	43	31	50	0	0	0	0	0	Sep-09	Mar-10	Mar-10	Complete
Broomhill Pavilion	203	0	185	185	39	18	0	0	0	0	Jun-10	Aug-10	Oct-10	Commenced June 2010
Parklea 3G Pitch	674	118	532	543	543	13	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Parklea Drainage	906	0	302	0	0	856	50	0	0	0	tba	tba	tba	
Birkmyre Drainage	140	0	0	0	0	0	130	10	0	0	tba	tba	tba	
Pitches Strategy Balance	263	0	0	0	0	0	0	263	0	0				
<b>Regeneration and Planning Prudentially Funded Total</b>	<b>21900</b>	<b>1706</b>	<b>6818</b>	<b>3109</b>	<b>1211</b>	<b>10813</b>	<b>5699</b>	<b>573</b>	<b>0</b>	<b>0</b>				
<b>Grant Funding</b>														
None	0	0	0	0	0	0	0	0	0	0				
<b>Regeneration and Planning 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>0</b>	<b>0</b>				
<b>Regeneration and Planning Total</b>	<b>24200</b>	<b>2098</b>	<b>7168</b>	<b>3459</b>	<b>1211</b>	<b>12371</b>	<b>5699</b>	<b>573</b>	<b>0</b>	<b>0</b>				

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	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
<b>Property Assets and Facilities Management</b>														
<b>Supported Borrowing</b>														
<u>Carried Forward from Previous Years</u>														
Kilmacolm Village Centre	1040	420	596	596	508	24	0	0	0	0	Oct-09	Oct-10	Dec-10	Contribution to KNCC project. Progressing well but with a slight delay due to a number of issues. Project completion expected before Christmas
Major Works 2008/09 - Devol Glen Stabilisation Works	515	127	355	355	40	33	0	0	0	0	Dec-10	Mar-11	Mar-11	Tender issue Oct 2010. Monitoring ongoing.
Office Accommodation Allocation 2008/09	250	0	230	22	0	228	0	0	0	0	Mar-11	Mar-11	Mar-12	Currently on hold awaiting completion of office accommodation review
Balance	0	0	0	0	0	0	0	0	0	0				Over commitment to be managed by Head of Property Assets and Facilities Management.
<u>Property Assets Allocation 2009/10/11</u>														
Health & Safety Works 2009/10/11	900	522	353	353	323	25	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects. Works commenced
Various Properties DDA Works 2009/10/11	220	112	98	98	37	10	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Energy Compliance Works	220	85	125	125	19	10	0	0	0	0	Apr-09	Mar-10	Mar-11	Port Glasgow Town Hall complete. BEMS complete. Further works commenced.
Minor Works 2009/10/11	280	186	94	94	14	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Office Accommodation Allowance 2009/10/11	155	33	114	114	3	8	0	0	0	0	Apr-09	Mar-10	Mar-11	Currently on hold awaiting completion of office accommodation review
Reservoir General Works	130	33	97	97	0	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Ongoing remedial works.
Various Properties Demolitions	50	3	47	47	17	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Demolition of Kilmacolm and Gourock cemetery lodges complete. Tenders for Crescent Street have been returned. Carlsdyke Tenants' Hall to be progressed.
Inverclyde Leisure - Essential Upgrades	120	26	89	89	10	5	0	0	0	0	Apr-09	Mar-10	Mar-11	Contributions to Greenock Sports Centre Heating and Lady Octavia car park. Further projects at Waterfront now complete. Inverclyde Leisure to indicate further projects for progressing
Farms - Essential Maintenance	100	37	63	63	16	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-11	2009/10 works complete. Further works being progressed.
Design & Pre Contract Works Allocation	100	25	75	75	20	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Various studies/feasibilities are complete. Further projects being developed
<u>Indicative Provision 2011/12, 2012/13 &amp; 2013/14</u>														
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	2500	5000	0	0				
AMP - FOM Property	2050	0	1500	1000	0	1000	50	0	0	0	Nov-10		Dec-11	Design works progressing for GMB Customer Centre and Façade Retention projects. Acceleration of lifts at GMB to maximise spend.
<u>Horizon Projects</u>														
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	202	1000	1000	13	1298	0	0	0	0	Sep-10	tba		Letter of acceptance imminent
<b>Property Assets Supported Borrowing Total</b>	<b>22020</b>	<b>1833</b>	<b>5204</b>	<b>3996</b>	<b>1020</b>	<b>6641</b>	<b>3550</b>	<b>6000</b>	<b>0</b>	<b>0</b>				

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<b>Complete On Site</b>														
<b>Supported Borrowing</b>														
Complete on Site Allocation	58	0	58	58	21	0	0	0	0	0				Estimate for settlement of final accounts for completed projects.
<b>Complete on Site Supported Borrowing Total</b>	58	0	58	58	21	0	0	0	0	0				
<b>Prudentially Funded</b>														
Crescent Street Facilities Rewiring & Heating	65	16	49	49	0	0	0	0	0	0	tba	tba	Possible spend 2010 - demolition	
Devol Glen Contribution	100	0	100	100	0	0	0	0	0	0				
<b>Prudentially Funded Total</b>	165	16	149	149	0	0	0	0	0	0				
<b>Property Assets and Facilities Management Total</b>	22243	1849	5411	4203	1041	6641	3550	6000	0	0				
<b>Community Investment Fund</b>														
<b>Supported Borrowing</b>														
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	849	260	133	0	127	0	0	0	0				See 5.6 of report
<b>Community Investment Fund Supported Borrowing Total</b>	1109	849	260	133	0	127	0	0	0	0				
<b>Regeneration Total</b>	47552	4796	12839	7795	2252	19139	9249	6573	0	0				
<b>Summary Per Funding Source</b>														
Supported Borrowing	24784	2872	5371	4106	1041	8256	3550	6000	0	0				
Prudentially Funded	22065	1722	6967	3258	1211	10813	5699	573	0	0				
Grant Funding	0	0	0	0	0	0	0	0	0	0				
CFCR	703	202	501	431	0	70	0	0	0	0				
<b>Regeneration Total</b>	47552	4796	12839	7795	2252	19139	9249	6573	0	0				