
Report To:	Regeneration Committee	Date:	20 January 2011
Report By:	Corporate Director Regeneration and Environment and Chief Financial Officer	Report No:	R178/11/AF/sm
Contact Officer:	Andrew Gerrard	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 £59.202m, 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 Appendix 1.
- 3.2 That the Committee note the position outlined in Appendix 2.

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. The contract for Phase 2 is now awarded and site work is expected to commence after detailed design in March 2011 with completion of Phase 2 scheduled for February 2012. Initial draft proposals for master planning the pierhead area were presented to the Central Gourock Redevelopment Working Group on 12 May 2010 and the feasibility work is now complete. A further meeting of the Central Gourock Redevelopment Working Group was held on 15th December on the options prior to a report on the proposals being presented to the Regeneration Committee in March 2011.

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) and Broomhill Changing pavilion are also now complete. Design works are complete for Ravenscraig Stadium and tenders have now been issued (although negotiations with SportScotland are ongoing). Gourock Pool Enabling Works are currently on site and the tenders for the main contract have been issued. 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 currently on hold pending a review of the development.

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 has been issued. Works commenced on site on the 22nd November 2010.

5.4 Campbell Street Development: See update in Appendix 2.

5.5 Devol Glen Stabilisation Works: The results and analysis of all investigations have been received and a design solution has been agreed. Tenders have been received and the recommended tender is less than had been originally anticipated resulting in an overall saving on the scheme. A site start is imminent with a site completion expected before the end of the financial year.

5.6 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 has progressed well although there have been some minor delays. It is expected, however, that the project will be completed before Christmas 2010.

5.7 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 £225,000 being carried forward to complete the works in 2011/12.

5.8 Please refer to the status reports for each project contained in Appendix 1.

6.0 IMPLICATIONS

6.1 The figures below detail the position at 25th November 2010. Expenditure to date (to end of period 08) is £3.269m (54%). This is ahead of the expected expenditure at this period of 47%.

6.2 The current budget is £59.202m, made up of £13.184m supported borrowing, £45.065m prudential borrowing, £0.853m CFCR and nil grant funding. The current projection is £59.202m 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	24,300	24,300	-
Property Assets & Facilities Management	33,793	33,793	-
Community Investment Fund	1,109	1,109	-
Total	59,202	59,202	-

6.3 The approved budget for 2010/11 is £13.315m. The Committee is projecting to spend £6.099m, with slippage/rephasing of £7.216m (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 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 December 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 25/11/10	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														
Kilmacolm Library Fit-out	100	0	50	50	0	50	0	0	0	0				
Gourock Transport Interchange	2300	392	350	0	0	1908	0	0	0	0	Mar-10	tba	tba	
Regeneration and Planning Supported Borrowing Total	2400	392	400	50	0	1958	0	0	0	0				
Prudentially Funded														
Leisure Strategy														
Ravensraig Stadium Refurbishment	1700	104	1416	200	26	1350	46	0	0	0	Feb-11	Mar-11	Dec-11	Design complete, tenders issued. Awaiting approval from Sport Scotland
Parklea Pavilion and Juniors Facility	4803	160	1740	743	576	3000	800	100	0	0	Apr-11	Jun-12	Jun-12	
Rankin Park Development	10100	110	1766	190	148	5097	4503	200	0	0	Apr-11	Aug-12	Aug-12	Project currently on hold
Gourock Park Amphitheatre	277	208	56	61	61	8	0	0	0	0	Jan-10	Jun-10	Apr-10	Complete
Gourock Park DDA Works	46	9	35	36	36	1	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Gourock Pool Refurbishment	1800	37	743	343	50	1250	170	0	0	0	Oct-10	Oct-11	Oct-11	Enabling works contract on site. Tenders for main contract issued.
Pitches Strategy														
Broomhill/George Road Pitches	991	960	43	31	49	0	0	0	0	0	Sep-09	Mar-10	Mar-10	Complete
Broomhill Pavilion	200	0	185	176	96	24	0	0	0	0	Jun-10	Aug-10	Nov-10	Complete
Parklea 3G Pitch	674	118	532	544	544	12	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Parklea Drainage	906	0	302	0	0	856	50	0	0	0	tba			
Birkmyre Drainage	140	0	0	0	0	0	130	10	0	0	tba			
Pitches Strategy Balance	263	0	0	0	0	0	263	0	0	0				
Regeneration and Planning Prudentially Funded Total	21900	1706	6818	2324	1586	11598	5699	573	0	0				
Grant Funding														
None	0	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Additional Funding Total	0	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Total	24300	2098	7218	2374	1586	13556	5699	573	0	0				

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	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Property Assets and Facilities Management														
Supported Borrowing														
<u>Carried Forward from Previous Years</u>														
Kilmacolm Village Centre (includes £150k funded from CFCR)	1640	394	1222	1222	786	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	391	127	355	231	40	33	0	0	0	0	Dec-10	Mar-11	Mar-11	Tenders have been returned. Site start imminent.
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	1230	522	353	683	608	25	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced
Various Properties DDA Works 2009/10/11	220	112	98	98	38	10	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Energy Compliance Works	150	85	125	55	21	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	260	186	94	74	14	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Office Accommodation Allowance 2009/10/11	75	33	114	34	12	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	30	3	47	27	22	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Demolition of Kilmacolm and Gourlock cemetery lodges complete. Carlsdyke Tenants' Hall to be commenced imminently.
Inverclyde Leisure - Essential Upgrades	120	26	89	89	18	5	0	0	0	0	Apr-09	Mar-10	Mar-11	Contributions to Greenock Sports Centre Heating and Lady Octavia car park. Sand filter change at Port Glasgow pool complete. Further projects at Waterfront and Boglestone progressing.
Farms - Essential Maintenance	82	37	63	45	28	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 at Battery Park and Wellpark being progressed.
Design & Pre Contract Works Allocation	80	25	75	55	28	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 & 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				
<u>Horizon Projects</u>														
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	202	1000	200	13	1712	386	0	0	0	Nov-10	Jun-12	Jun-12	Commenced on site 22nd November 2010
Property Assets Supported Borrowing Total	10548	1807	4330	2800	1628	3555	1386	1000	0	0				

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	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Complete On Site														
Supported Borrowing														
Complete on Site Allocation	80	0	58	80	48	0	0	0	0	0				Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	80	0	58	80	48	0	0	0	0	0				
Prudentially Funded														
Crescent Street Facilities Demolition	65	16	49	35	0	14	0	0	0	0	Nov-11	Dec-11	Dec-11	Works are currently on site and will be complete before Christmas.
Devon Glen Contribution	100	0	100	100	0	0	0	0	0	0				
Asset Management Plan Offices														
AMP - FOM Property	0	0	1500	0	0	0	0	0	0	0				
Greenock Municipal Buildings	5000	0	0	650	2	1850	1500	1000	0	0				Customer Contact centre enabling works on site. Tender issue for main contract imminent. Façade retention site start imminent.
Gourock Municipal Buildings	300	0	0	0	0	150	150	0	0	0				
Port Glasgow Hub	200	0	0	0	0	100	100	0	0	0				
Wellington Academy Demolition	400	0	0	0	0	0	0	400	0	0				
Wallace Place	1500	0	0	0	0	500	1000	0	0	0				
Business Store	400	0	0	0	0	100	300	0	0	0				Scoping/design works commenced.
Central Library Conversion	3600	0	0	0	0	0	600	2000	1000	0				
Data Centre	1000	0	0	0	0	250	750	0	0	0				
West Stewart Street	100	0	0	0	0	100	0	0	0	0				
Lease Expiry	500	0	0	25	0	0	0	425	0	50				
Depots														
Replacement Depot	10000	0	0	0	0	2500	2500	5000	0	0				
Prudentially Funded Total	23165	16	1649	810	2	5564	6900	8825	1000	50				
Property Assets and Facilities Management Total	33793	1823	6037	3690	1678	9119	8286	9825	1000	50				
Community Investment Fund														
Supported Borrowing														
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	849	260	35	5	225	0	0	0	0				See 5.6 of report
Community Investment Fund Supported Borrowing Total	1109	849	260	35	5	225	0	0	0	0				
Regeneration Total	59202	4770	13515	6099	3269	22900	13985	10398	1000	50				
Summary Per Funding Source														
Supported Borrowing	13284	2846	4547	2384	1681	5668	1386	1000	0	0				
Prudentially Funded	45065	1722	8467	3134	1588	17162	12599	9398	1000	50				
Grant Funding	0	0	0	0	0	0	0	0	0	0				
CFCR	853	202	501	581	0	70	0	0	0	0				£500k CFCR shown in Supported Borrowing
Regeneration Total	59202	4770	13515	6099	3269	22900	13985	10398	1000	50				