
Report To:	Regeneration Committee	Date:	10 March 2011
Report By:	Corporate Director Regeneration and Environment and Chief Financial Officer	Report No:	R189/11/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 £62.802m, 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 approve the cost increase on the Broomhill Pavilion Refurbishment contract as detailed in Appendix 2.
- 3.3 That the Committee delegate authority to the Corporate Director – Regeneration and Environment to allocate unused funds from existing strategic projects, up to a value of £75,000, to fund additional costs at Ravenscraig Stadium and Broomhill pavilion.

4.0 BACKGROUND

- 4.1 Council on 10th February 2011 approved a three year capital programme covering the period 2011/14.

5.0 PROGRESS (major projects)

- 5.1 Gourock Transport Interchange: Phase 1 construction works to build the new station have been completed. 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 2010 to review the latest draft proposals, see Appendix 3, which is subject to further detailed development prior to consideration by Committee. Riverside Inverclyde is reviewing its financial position following the recent announcement by the Scottish Government, thereafter a report will be presented to the next Committee for consideration.
- 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 returned. Value engineering has been carried out to bring the project back to budget, however the estimate for the revised design remains some £55,000 above the proposed value a Bill of Variations is being prepared and will be issued to the three lowest tenderers for pricing. In this regard it is proposed that the budget of £1.7million is increased by £55,000. Gourock Pool Enabling Works are now complete and the tenders for the main contract have been returned. The main contract will be awarded once the Building Warrant is in place. Tenders for Parklea Phase 4 (Grass Pitches) and Phase 5 (Pavilion and pitch) have been issued, although both these projects are subject to delays imposed by SNH in relation to surveys and mitigation strategies for the common redshank. Planning consent for Phase 5 is also now in place. Design works for Rankin Park is ongoing following the decisions made at the January 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). 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 22 November 2010. Piling commenced in December and is ongoing, together with drainage works. The project is currently 2 weeks behind programme, due to inclement weather and underground obstructions encountered which disrupted piling operations.
- 5.4 Devol Glen Stabilisation Works: Works have commenced on site and are expected to be complete before the end of the financial year.
- 5.5 Kilmacolm New Community Centre Co Ltd: Works are complete.
- 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. The Council is now awaiting confirmation from Scottish Water on the proposed drainage scheme. It is anticipated that works will be tendered in 2010/11 and completed in 2011/12.
- 5.7 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 31st January 2011. Expenditure to date (to end of period 10) is £3.819m (68%). This is slightly behind the expected expenditure at this period of 69%.
- 6.2 The current budget is £62.802m, made up of £15.784m supported borrowing, £44.865m prudential borrowing, £2.153m CFCR and nil grant funding. The current projection is £62.802m 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	20,900	20,900	-
Property Assets & Facilities Management	40,793	40,793	-
Community Investment Fund	1,109	1,109	-
Total	62,802	62,802	-

- 6.3 The approved budget for 2010/11 is £13.015m. The Committee is projecting to spend £5.657m, with slippage/rephasing of £7.358m (57%) into future years, the main reasons for which are explained in Section 5.
- 6.4 Appendix 2 highlights a variation to the Broomhill Pavilion Refurbishment contract which has resulted in the approved cost being exceeded by more than £10k. A specific approval is required in terms of the Council's Financial Regulations. The increase has been contained within existing budgets.

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 February 2011 (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	12	13	Status
	Est Total Cost	Actual to 31/3/10	Approved Budget 2010/11	Revised Est 2010/11	Actual to 31/01/11	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														
Kilmacorn Library Fit-out	100	0	50	50	8	45	5	0	0	0	Mar-10	iba	iba	
Gourock Transport Interchange (includes £300k funded from CFCR)	2600	392	350	0	0	0	2208	0	0	0				
Regeneration of Port Glasgow Town Centre (funded from CFCR)	1000	0	0	0	0	0	1000	0	0	0				
Regeneration and Planning Supported Borrowing Total	3700	392	400	50	0	45	3213	0	0	0				
Prudentially Funded														
Leisure Strategy														
Ravenscraig Stadium Refurbishment	1700	104	1416	50	30	900	646	0	0	0	Mar-11	Mar-11	Jan-12	Tenders returned. Report on tenders being prepared. Sports Scotland approval received
Parklea Pavilion and Juniors Facility	4803	160	1740	743	633	2100	1700	100	0	0	Apr-11	Jun-12	Jun-12	Phase 2 Infrastructure Works complete. Phase 3 Grass Pitches complete. Tenders for phase 5 Pavilion issued. Tenders for Phase 4 Pitches to be issued Feb 2011 (delays due to restrictions imposed by SNH)
Rankin Park Development	338	110	1766	162	158	66	0	0	0	0	iba	Aug-12	iba	Project currently on hold
Rankin Park Grass Pitch and Pavilion	1400	0	0	0	0	500	800	100	0	0	iba	iba	iba	
Rankin Park 5-a-side Facility	2250	0	0	0	0	0	0	2250	0	0	iba	iba	iba	
Nelson Street Sports Centre Refurbishment	600	0	0	0	0	0	500	100	0	0	iba	iba	iba	
South West Library Refurbishment	315	0	0	0	0	62	238	15	0	0	iba	iba	iba	
New Community Facility Wellington	700	0	0	0	0	400	250	50	0	0	iba	iba	iba	
Rankin Park Balance	47	0	0	0	0	0	0	47	0	0	iba	iba	iba	
Rankin Park Amphitheatre	277	208	56	62	62	7	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	1793	37	743	343	130	1149	264	0	0	0	Oct-10	Oct-11	Dec-11	Enabling works contract complete. Tenders for main contract returned. Acceptance awaited
Pitches Strategy														
Bronnhill/George Road Pitches	991	960	43	31	50	0	0	0	0	0	Sep-09	Mar-10	Mar-10	Complete
Bronnhill Pavilion	220	176	185	176	100	44	0	0	0	0	Jun-10	Aug-10	Nov-10	Complete. See specific report.
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	156	750	0	0	0	iba	iba	iba	
Birkmyre Drainage	140	0	0	0	0	0	130	10	0	0	iba	iba	iba	
Pitches Strategy Balance	140	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Prudentially Funded Total	17200	1706	6818	2147	1743	5397	5278	2672	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	20900	2098	7218	2197	1743	5442	8491	2672	0	0				

COMMITTEE: REGENERATION

APPENDIX

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 31/07/11	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
Property Assets and Facilities Management														
Supported Borrowing														
Carried Forward from Previous Years	1640	394	1222	1222	808	24	0	0	0	0	Oct-09	Oct-10	Dec-10	Contribution to KNCC project. Complete.
Kilmacoll Village Centre (includes £150k funded from CFCR)														
Major Works 2008/09 -	391	127	355	231	73	33	0	0	0	0	Dec-10	Mar-11	Mar-11	Works commenced on 6th December and are programmed for 12 weeks. Currently on hold awaiting completion of office accommodation review
Devon Glen Stabilisation Works	250	0	230	22	0	128	100	0	0	0	Mar-11	Mar-11	Mar-12	Over commitment to be managed by Head of Property Assets and Facilities Management.
Office Accommodation Allocation 2008/09														
Balance	-60	0	0	-60	0	0	0	0	0	0				
Property Assets Allocation 2009/10/11														
Health & Safety Works 2009/10/11	1267	522	353	700	659	45	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	48	10	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Energy Compliance Works	150	85	125	55	23	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	57	11	17	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	10	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	27	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Demolition of Kilmacoll and Gourrock cemetery lodges complete. Carisdye Tenants' Hall to be commenced imminently.
Inverclyde Leisure - Essential Upgrades	100	26	89	69	25	5	0	0	0	0	Apr-09	Mar-10	Mar-11	Contributions to Greenock Sports Centre Healing and Lady Octavia car park. Sand filter change at Port Glasgow pool complete. Further projects at Waterfront and Boggestone progressing.
Farms - Essential Maintenance	67	37	63	30	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	38	22	18	16	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	31	0	0	0	0	0	Apr-09	Mar-10	Mar-11	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				
Contribution to Watt Complex Refurbishment	3000	0	0	0	0	0	3000	0	0	0				On hold
Horizon Projects														
Arts Guild	2500	202	1000	200	18	1512	566	0	0	0	Nov-10	Jun-12	Jun-12	Commenced on site 22nd November 2010
(includes £500k Capital Financed from Current Revenue)														
Property Assets Supported Borrowing Total	12986	1807	3830	2703	1771	2792	4686	1000	0	0				

COMMITTEE: REGENERATION

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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 31/01/11	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				
Complete On Site														
Supported Borrowing														
Complete on Site Allocation	140	0	58	140	128	0	0	0	0	0				Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	140	0	58	140	128	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	Crescent street depot demolished. Octavia Tenants Hall to commence imminently.
Devon Glen Contribution	100	0	100	100	0	0	0	0	0	0				
Asset Management Plan														
Offices	0	0	1500	0	0	0	0	0	0	0	Dec-10	iba	iba	Customer Contact Centre enabling works nearing completion. Tenders for main contract have been returned - acceptance awaited. Façade retention site start early February.
AMP - FOM Property	5000	0	0	450	159	1600	1700	1250	0	0				
Greenock Municipal Buildings														
Gourock Municipal Buildings	300	0	0	0	0	0	150	150	0	0				
Port Glasgow Hub	200	0	0	0	0	0	100	100	0	0				
Wellington Academy Demolition	400	0	0	0	7	350	50	0	0	0	Aug-11	Nov-11	Nov-11	
Wallace Place	1500	0	0	0	0	500	900	100	0	0				
Business Store	400	0	0	0	0	75	200	50	0	0	Aug-11	iba	iba	Scoping/design works commenced.
Central Library Conversion	3600	0	0	0	5	750	2450	400	0	0	Nov-11	Nov-12	Nov-12	Scoping/design works commenced.
Data Centre	1000	0	0	0	0	0	750	250	0	0				
West Stewart Street	100	0	0	0	0	0	100	0	0	0				
Lease Expiry	500	0	0	25	0	0	0	475	0	0				
Depots														
Replacement Depot	13000	0	0	0	0	400	7100	5000	500	0	Aug-12	Nov-13	Nov-13	
Kirn Drive Civic Amenity Site	700	0	0	0	0	50	600	50	0	0	Mar-12	Nov-12	Nov-12	
Devon - Building Services Depot	300	0	0	0	0	0	150	150	0	0				
Ingleston Street Dilapidations	500	0	0	0	0	0	0	0	500	0				
Prudentially Funded Total	27665	16	1649	610	170	3239	13725	8925	1150	0				
Property Assets and Facilities Management Total	40793	1823	5537	3453	2069	6031	18411	9925	1150	0				
Community Investment Fund														
Supported Borrowing														
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	849	260	7	7	243	10	0	0	0				See 5.6 of report
Community Investment Fund Supported Borrowing Total	1109	849	260	7	7	243	10	0	0	0				
Regeneration Total	62802	4770	13015	5657	3819	11716	26912	12597	1150	0				
Summary Per Funding Source														
Supported Borrowing	15784	2846	4047	2750	1906	2560	6608	1000	0	0				
Prudentially Funded	44865	1722	8467	2757	1913	8636	19003	11597	1150	0				
Grant Funding	0	0	0	0	0	0	0	0	0	0				
CFCR	2153	202	501	150	0	500	1301	0	0	0				
Regeneration Total	62802	4770	13015	5657	3819	11716	26912	12597	1150	0				£500k CFCR shown in Supported Borrowing

TECHNICAL PROGRESS REPORT: FEBRUARY 2011

APPENDIX 2

9 February 2011

ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS OF THE COUNCIL'S FINANCIAL REGULATIONSVARIATIONS IN THE CONTRACT RESULTING IN THE APPROVED COST BEING EXCEEDED

1. Hand dig and sampling of suspected asbestos in drainage	£1,200.00
The suspected presence of asbestos was discovered during the drainage excavations.	
2. Alteration of shower solution and hot water controls	£8,000.00
The eventual solution provided by the external consultants increased in cost due to the loading required on the three phase supply. The routes available also resulted in increased pipe boxing and protection	
3. Remedial work to brickwork and finishes	£1,290.00
The condition of the brickwork and resultant finishes were poorer than original surveys indicated	
4. Remedial work to floor finishes	£3,350.00
Differences in levels of flooring were encountered when internal walls demolished requiring greater up fill in screeds throughout various areas. Problems were also encountered in the existing floor slab lacking DPC leading to problems in solving dampness	
5. Increased depth and infill required to fascia	£1,550.00
On exposing the existing fascia the structure differed from that which could be observed. Innate problems with cold bridging was indentified and the solutions resulted in revised detailing	
6. Adjustment of provisional sum for external works	£8,950.00
Final details in drainage, paving details reduced levels and removal of buried ramp where surrounding building levels had increased from original construction	
7. Omission of rotwork allowance and fungicidal spray	-£1,361.00

Initial allowed work found not to be required on exposing of timbers

8. Adjustment of allowance for ductwork and mains connections **£1,954.00**

Adjusted in line with existing water and electrical services and quotations from public utilities

9. Increase in door opening heights and retention of existing timbers **£460.00**

Adjusted in line with site findings which could only be ascertained during demolition and exposure of roof and door openings

**10. Shower unit and revised layout to Officials changing room
Decorate existing corridor** **£1,300.00**

Separate shower and revised layout to isolate Official's Changing room

**11. Alteration of Gents Cubicle layout and adjustment of pinboards
and dispensers** **-£1,579.00**

Omission of IPS system in agreement with client

12. Omission of Contingency allowance **-£7,000.00**

Omission of contingency allowance

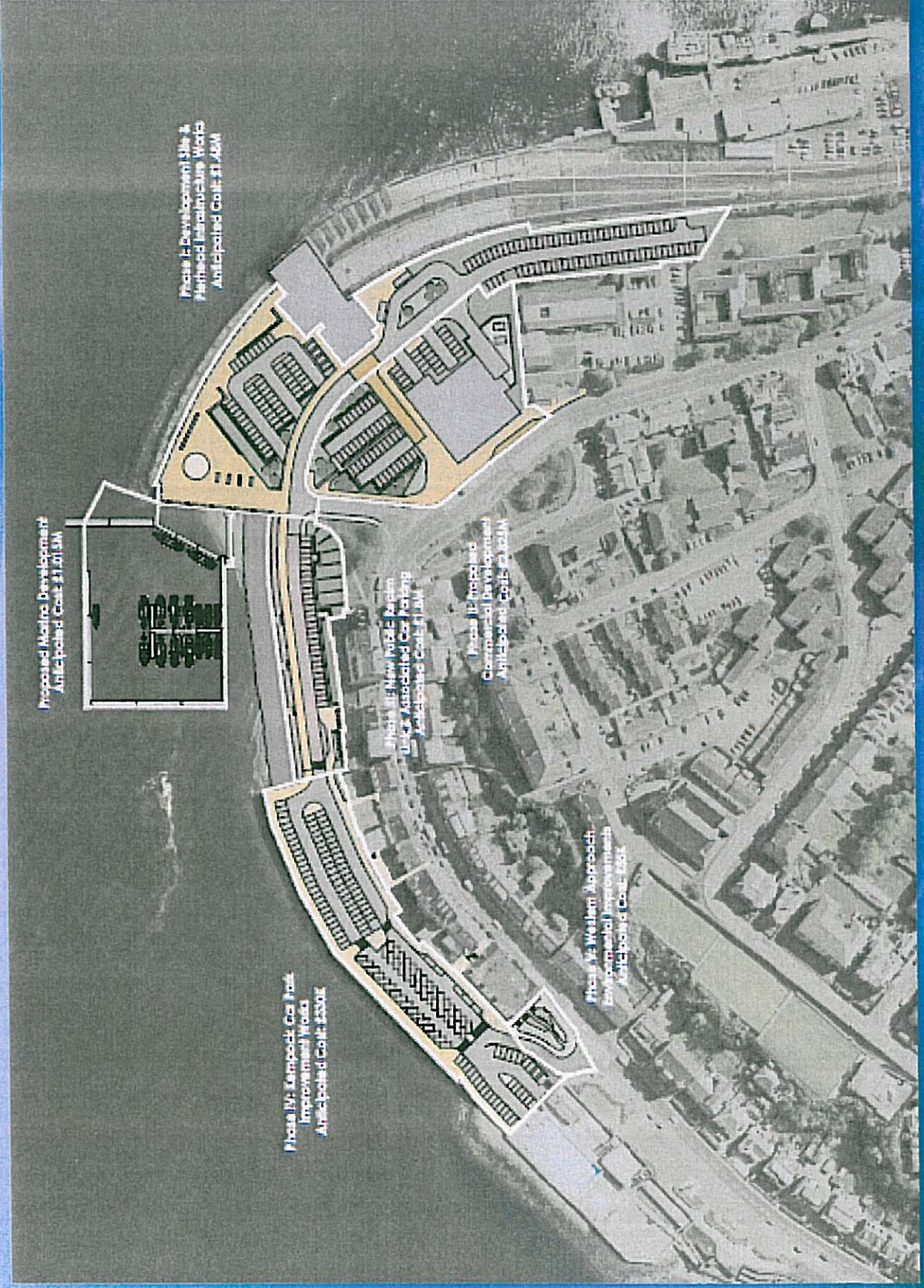
Sub Total **£18,114.00**

13. Fees **£2,174.00**

Increase to the sub total results in a subsequent percentage increase in fees

Final Total **£20,288.00**

Landscaping and Public Realm Strategy



CGI – Final Proposal

