
Report To:	Regeneration Committee	Date:	1st Sept 2011
Report By:	Corporate Director Regeneration and Environment and Chief Financial Officer	Report No:	R209/11/AF/sm
Contact Officer:	Andrew Gerrard	Contact No:	01475 712456
Subject:	Capital Programme 2011/12 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 £58.769m, 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 the Committee approve that funding for the demolition of Highholm School and the additional £15,000 required for the Lunderston Bay Rangers Station and Public Toilets is met from the underspend in the allowance for the demolition of Wellington Academy.

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 has 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. The final development framework for Pier/Rail Head area was approved at a special Regeneration Committee on 4th July 2011. RI is now progressing with pre planning application consultation process. Officers are also working with RI to explore the development of a one-way system.
- 5.2 Sports & Pitches Strategy: Design teams have been appointed for all the major projects within the Sports and Pitches Strategy. Various projects are now complete. Works are now progressing on site at Gourock Pool, Ravenscraig Stadium, Parklea Phase 4 (Grass Pitches Phase 2) and Parklea Phase 5 (Community Sports Facility). Design works for Rankin Park Grass Pitch and Pavilion, Nelson Street Sports Centre Refurbishment and South West Library Refurbishment are 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. Works commenced on site on the 22 November 2010. The substructure is now complete and the superstructure has commenced with walls being erected. The project is currently 3 weeks behind programme, due to inclement weather and underground obstructions encountered which disrupted piling operations.
- 5.4 Asset Management Plan – Offices: The Enabling Works and Façade Retention Works at the Greenock Municipal Buildings are complete and the main contract is now underway with all the major structural alterations having now been completed. Tenders have been returned for the demolition of Wellington Academy and design works are progressing on the Business Store and the Central Library Conversion.
- 5.5 Asset Management Plan – Depots: Substantial ground investigation works have been completed at Pottery Street and design works are progressing. Various feasibility studies for the upgrading works at Kirn Drive Civic Amenity Site have been completed.
- 5.6 Demolitions (Various Properties including Wellington Academy and Highholm School): The cost of the demolition of Highholm School was intended to be met from a capital receipt for the site. As it is now proposed that the Council retains this site, this will not be possible. However the lowest tender for the demolition contract is highly competitive. It is therefore possible to meet the cost of demolishing Highholm School from the budget for the demolition of Wellington Academy.
- 5.7 Lunderston Bay Rangers Station and Public Toilet: The problems relating to the connection to the main sewer and the provision of a water supply have now been resolved. The estimated cost of the project is £15,000 in excess of the budget allowance. It is recommended that this be met from the underspend on the demolition project. Lunderston Bay Rangers Station and Public Toilet is the subject of a separate report to Committee.
- 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 26th July 2011. Expenditure to date (to period 04) is £1.843m (15%).
- 6.2 The current budget is £58.769m, made up of £12.332m supported borrowing, £44.434m prudential borrowing, £2.003m CFCR and nil grant funding. The current projection is £58.769m 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	20,534	20,534	-
Property Assets & Facilities Management	37,126	37,126	-
Community Investment Fund	1,109	1,109	-
Total	58,769	58,769	-

- 6.3 The approved budget for 2010/11 is £12.166m. The Committee is projecting to spend £12.166m. There has been some slippage/rephasing of expenditure into future years within the Leisure/Pitches Strategy and the Offices Asset Management Plan but this has been offset by the acceleration of other expenditure within both these areas.

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 July 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).

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APPENDIX

1	2	3	4	5	6	7	8	9	10	11	12	Status
Est Total Cost	Actual to 31/3/11	Approved Budget 2011/12	Revised Est 2011/12	Actual to 26/07/11	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				
Regeneration and Planning												
Supported Borrowing												
100	40	55	55	47	5	0	0	0				Complete
2600	392	0	0	0	2208	0	0	0			tba	
1000	0	0	0	0	1000	0	0	0	Mar-10			
3700	432	55	55	47	3213	0	0	0				
Prudentially Funded												
Leisure Strategy												
1748	132	900	1400	224	216	0	0	0	Apr-11	Jan-12	Feb-12	Works progressing on site.
4892	835	2168	2268	667	1689	100	0	0	Apr-11	Aug-12	Aug-12	Phase 2 Infrastructure Works complete. Phase 3 Grass Pitches - work has restarted. Phase 4 Pitches - work is progressing on site. Phase 5 Community Sports Facility - works are progressing on building envelope. Phase 6 Remedial Works - complete.
1400	0	500	100	0	1200	100	0	0	Mar-12	Dec-12	Dec-12	Scheme design completed. Consultant appointments progressing.
2250	0	0	0	0	0	2250	0	0	tba			
600	0	0	50	0	450	100	0	0	Feb-12	Mar-13	Mar-13	Works to be phased. Design work commenced.
315	0	62	62	0	238	15	0	0	Nov-11	Sep-12	Sep-12	Roof works being progressed. Internal upgrades to follow thereafter.
700	0	400	50	0	600	50	0	0	Jun-12	Mar-13	Mar-13	Design to be commenced following agreement of site location.
1793	174	1149	1449	227	170	0	0	0	Oct-10	Dec-11	Feb-12	Piling, substructure and steelwork complete. Brickwork, external works and drainage commenced.
150	0	138	138	0	12	0	0	0	Aug-11	Sep-11	Sep-11	Tenders for heating replacement to be returned imminently.
100	0	0	0	0	100	0	0	0				
Pitches Strategy												
140	0	0	0	0	130	10	0	0	tba			
0	0	0	0	0	0	0	0	0				
0	0	0	0	0	0	0	0	0				
200	0	0	0	0	200	0	0	0				
2546	2444	102	102	3	0	0	0	0				
16634	3585	5419	5619	1121	5005	2625	0	0				Complete
Grant Funding												
0	0	0	0	0	0	0	0	0				
None												
Regeneration and Planning Additional Funding Total												
0	0	0	0	0	0	0	0	0				
20534	4017	5474	5674	1168	8218	2625	0	0				

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	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Property Assets and Facilities Management													
Supported Borrowing													
Carried Forward from Previous Years													
Major Works 2008/09 -													
Devon Glen Stabilisation Works	391	367	24	24	24	0	0	0	0	Dec-10	Mar-11	Apr-11	Complete
Office Accommodation Allocation 2008/09	110	0	150	100	0	10	0	0	0	Apr-11	Mar-11	Mar-12	Being developed as part of office accommodation review
Property Assets Allocation 2009/10/11													
Energy Compliance Works 2009/10/11	120	112	58	8	0	0	0	0	0	Apr-09	Mar-10	Jul-11	Complete
Office Accommodation Allowance 2009/10/11	50	45	25	5	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Complete
Reservoir General Works 2009/10/11	58	58	72	0	0	0	0	0	0	Apr-09	Mar-10	Mar-12	Complete
Property Assets Allocation 2011/12													
Health and Safety Works 2011/12	247	0	350	220	44	27	0	0	0	Apr-11	Mar-12	Mar-12	Necessary works following from statutory inspections - commenced.
Various Properties DDA Works 2011/12	50	0	50	32	0	18	0	0	0	Oct-11	Mar-12	Mar-12	Necessary works following from statutory inspections - requirements being scoped.
Energy Compliance Works 2011/12	100	0	100	100	0	0	0	0	0	Oct-11	Dec-11	Dec-11	Electrical upgrades being designed
Fire Risk Assessment Works 2011/12	170	0	100	150	0	3	0	0	0	Apr-11	Mar-12	Mar-12	Various projects on site. Further schemes being developed
Minor Works 2011/12	175	0	100	150	24	25	0	0	0	Apr-11	Mar-12	Mar-12	Various projects on site. Further schemes being developed
Office Accommodation 2011/12	50	0	50	50	0	0	0	0	0	Apr-11	Mar-12	Mar-12	Being developed as part of office accommodation review
Reservoirs General Works 2011/12	75	0	75	75	0	0	0	0	0	Apr-11	Mar-12	Mar-12	Ongoing remedial works.
Various Properties Demolitions 2011/12	75	0	25	75	3	0	0	0	0	Sep-11	Mar-12	Mar-12	Tenders returned for Battery Park old pavilion
Inverclyde Leisure Essential Upgrades 2011/12	50	0	50	50	0	0	0	0	0	Oct-11	Mar-12	Mar-12	Various projects being progressed in conjunction with Inverclyde Leisure
Farms Essential Maintenance 2011/12	70	0	30	70	13	0	0	0	0	Apr-11	Mar-12	Mar-12	Various projects on site. Further schemes being developed
Pathway Improvements 2011/12	20	0	20	20	10	0	0	0	0	Apr-11	Mar-12	Mar-12	Works at Wellpark and Gourcock Park complete
Design and Precontract Works Allocation 2011/12	50	0	50	50	3	0	0	0	0	Apr-11	Mar-12	Mar-12	Various feasibility studies being progressed.
Balance	0	0	-150	0	0	0	0	0	0				
Indicative Provision 2012/13 & 2013/14	2000	0	0	0	0	1000	1000	0	0				
General Provision	3000	0	0	0	0	3000	0	0	0				
Contribution to Watt Complex Refurbishment	100	0	100	100	88	0	0	0	0	Apr-11	Jun-11	May-11	Complete
GMB - Fit out of Fire Museum													On hold
Horizon Projects													
Arts Guild	2500	208	1706	1706	0	586	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	9461	790	2985	2985	212	4686	1000	0	0				
Complete On Site													
Supported Borrowing													
Complete on Site Allocation	65	0	65	65	0	0	0	0	0				
Complete on Site Supported Borrowing Total	65	0	65	65	0	0	0	0	0				Estimate for settlement of final accounts for completed projects.

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	Est Total Cost/ £000	Actual to 31/3/11	Approved Budget 2011/12	Revised Est. 2011/12	Actual to 28/07/11	Est. 2012/13	Est. 2013/14	Est. 2014/15	Future Years	Start Date	Original Completion Date	Current Completion Date	
Prudentially Funded													
Devol Glen Contribution	100	0	100	100	57	0	0	0	0				Complete
Asset Management Plan													
Offices													
Greenock Municipal Buildings	5000	332	1718	2018	308	1400	1250	0	0	Dec-10	tba	tba	Facade Retention and Customer Contact Centre enabling works complete. Customer Contact Centre main contract commenced - structural alterations well advanced. Due for completion in January 2012.
Gourock Municipal Buildings	300	0	0	0	0	150	150	0	0				
Port Glasgow Hub	200	0	0	0	0	100	100	0	0				
Wellington Academy Demolition	400	7	343	343	25	50	0	0	0	Sep-11	Nov-11	Nov-11	Tenders returned and currently being evaluated.
Wallace Place	1500	0	0	0	0	500	900	100	0	Oct-12	Sep-13	Sep-13	Structural investigations will commence when tenant vacates.
Business Store	400	5	70	70	0	75	200	50	0	Oct-11	tba	tba	Design works commenced.
Central Library Conversion	3600	24	726	226	27	2950	400	0	0	Feb-12	Nov-12	Nov-12	Design works commenced.
Data Centre	1000	0	0	0	0	750	250	0	0				
West Stewart Street	100	0	0	0	0	100	0	0	0				
Lease Expiry	500	0	0	0	0	0	500	0	0				
Depots													
Replacement Depot	13000	0	400	400	42	7100	5000	500	0	Jan-12	Nov-13	Nov-13	Ground investigations commenced. Design works progressing.
Kim Drive Civic Amenity Site	700	0	50	50	0	600	50	0	0	Mar-12	Nov-12	Nov-12	
Devol - Building Services Depot	300	0	0	0	0	150	150	0	0				
Ingleston Street Dilapidations	500	0	0	0	0	0	0	500	0				
Prudentially Funded Total	27600	368	3407	3207	459	13825	8950	1150	0				
Property Assets and Facilities Management Total	37126	1158	6457	6257	671	18611	9950	1150	0				
Community Investment Fund													
Supported Borrowing													
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	864	235	235	4	10	0	0	0				Subject of a separate report to committee.
Community Investment Fund Supported Borrowing Total	1109	864	235	235	4	10	0	0	0				
Regeneration Total	58769	6039	12166	12166	1843	26839	12575	1150	0				
Summary Per Funding Source													
Supported Borrowing	12332	1863	2860	2860	263	6609	1000	0	0				
Prudentially Funded	44434	3953	8826	8826	1580	18930	11575	1150	0				
Grant Funding	0	0	0	0	0	0	0	0	0				
CFCR	2003	223	480	480	0	1300	0	0	0				
Regeneration Total	58769	6039	12166	12166	1843	26839	12575	1150	0				