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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>27 October 2011</b>
<b>Report By:</b>	<b>Corporate Director Regeneration and Environment and Chief Financial Officer</b>	<b>Report No:</b>	<b>R222/11/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 2011/12 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 £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.

## **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 progressing with completion of Phase 2 scheduled for 2012. The final development framework for Pier/Rail Head area was approved at a special Regeneration Committee on 4<sup>th</sup> July 2011. A report on this matter is included elsewhere on the agenda for this meeting.
- 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 and Nelson Street Sports Centre Refurbishment are ongoing following the decisions made at the January Committee. Tenders for the first phase of the South West Library (roofing works) will be issued imminently.
- 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 is progressing with walls being erected and is now approx 75% complete. The project was delayed by 6 weeks at the start of the project, due to inclement weather and underground obstructions encountered which disrupted piling operations. However good progress is now being made, as at 27<sup>th</sup> September the project was 46% complete with completion due in July 2012.
- 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 works to the lift shaft and glazed external wall progressing. Tenders have been returned for the demolition of Wellington Academy and design works are progressing on the Business Store and the Central Library Conversion with tenders due for issue later in the year.
- 5.5 Asset Management Plan – Depots: Substantial ground investigation works have been completed at Pottery Street and design works are progressing. Preparation of the design and tender documentation for the Salt Barn has commenced. Surveys and investigation works for the upgrading of the Kirn Drive Civic Amenity Site have been commenced.
- 5.6 Demolitions (Various Properties including Wellington Academy and Highholm School): Tenders have been returned and a decision is awaited on the future of Greenock Academy prior to the issue of a letter of acceptance.
- 5.7 Lunderston Bay Rangers Station and Public Toilet: This project was the subject of a separate report to the last Committee. Completion of the design and preparation of tender documentation has been recommenced.
- 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 27th September 2011. Expenditure to date (to period 06) is £4.101m (34%).

- 6.2 The current budget is £58.769m, made up of £12.332m supported borrowing, £44.234m prudential borrowing, £2.203m 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 £12.035m, with slippage/rephasing of £0.131m (1.10%) into future years, the main reason for this being the rephasing of Lunderston Bay Vistor's Centre which was the subject of a report to the previous committee.

## **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 September 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

Project Name	1	2	3	4	5	5A	5b	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 27/09/11	Est 2011/12 3rd Q	Est 2011/12 4th Q	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	£000				
<b>Regeneration and Planning</b>															
<b>Supported Borrowing</b>															
Kilmacolm Library Fit-out	100	40	55	55	48	0	7	5	0	0	0				Complete
Gourock Transport Interchange (includes £300k funded from CFCR)	2600	392	0	4	4	0	0	2204	0	0	0	Mar-10	tba	tba	
Regeneration of Port Glasgow Town Centre (funded from CFCR)	1000	0	0	0	0	0	0	1000	0	0	0				
<b>Regeneration and Planning Supported Borrowing Total</b>	<b>3700</b>	<b>432</b>	<b>55</b>	<b>59</b>	<b>52</b>	<b>0</b>	<b>7</b>	<b>3209</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>Prudentially Funded</b>															
Leisure Strategy															
Ravenscraig Stadium Refurbishment	1748	132	900	1400	683	358	359	216	0	0	0	Apr-11	Jan-12	Feb-12	Works to stand are progressing. Kerbs and drainage channels around the track have been relaid and the existing substrate is currently being relevelled prior to the installation of the new track surfacing.
Parklea Pavilion and Juniors Facility	4884	835	2168	2268	1456	406	406	1681	100	0	0	Apr-11	Aug-12	Aug-12	Phase 2 Infrastructure Works complete. Phase 3 Grass Pitches - complete. Phase 4 Pitches - work on 4th and final pitch is nearing completion. Phase 5 Community Sports Facility - the building envelope is complete and internal fit-out has commenced. external works are progressing. Phase 6 Remedial Works - complete.
Rankin Park Grass Pitch and Pavilion	1400	0	500	100	0	0	100	1200	100	0	0	Mar-12	Dec-12	Dec-12	Scheme design completed. Planning application being progressed.
Rankin Park 5-a-side Facility	2250	0	0	0	0	0	0	0	2250	0	0	tba			
Nelson Street Sports Centre Refurbishment	600	0	0	50	0	0	50	450	100	0	0	Feb-12	Mar-13	Mar-13	Works to be phased. Design work commenced.
South West Library Refurbishment	315	0	62	62	0	0	62	238	15	0	0	Nov-11	Sep-12	Sep-12	Roof works tenders being prepared. External works design progressing. Internal upgrades to follow thereafter.
New Community Facility Wellington (includes £200k CFCR)	700	0	400	50	0	0	50	600	50	0	0	Jun-12	Mar-13	Mar-13	Design to be commenced following agreement of site location.
Gourock Pool Refurbishment	1793	174	1149	1449	458	495	496	170	0	0	0	Oct-10	Dec-11	Feb-12	Piling, substructure, precast terrace and steelwork complete. Brickwork and gym roof nearing completion. Flat roof coverings and external works commenced. Drainage nearing completion.
Indoor Bowling Refurbishment	152	0	138	138	5	133	0	14	0	0	0	Aug-11	Sep-11	Sep-11	Complete
Waterfront Ice Rink	100	0	0	0	0	0	0	100	0	0	0				
Pitches Strategy															
Birkmyre Drainage	140	0	0	0	0	0	0	130	10	0	0	tba			
Pitches Strategy Balance	0	0	0	0	0	0	0	0	0	0	0				
Leisure and Pitches Contingency	206	0	0	0	0	0	0	206	0	0	0				
Leisure and Pitches Complete on Site	2546	2444	102	102	2	10	90	0	0	0	0				Complete
<b>Regeneration and Planning Prudentially Funded Total</b>	<b>16834</b>	<b>3585</b>	<b>5419</b>	<b>5619</b>	<b>2604</b>	<b>1402</b>	<b>1613</b>	<b>5005</b>	<b>2625</b>	<b>0</b>	<b>0</b>				
<b>Grant Funding</b>															
None	0	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>0</b>				
<b>Regeneration and Planning Total</b>	<b>20534</b>	<b>4017</b>	<b>5474</b>	<b>5678</b>	<b>2656</b>	<b>1402</b>	<b>1620</b>	<b>8214</b>	<b>2625</b>	<b>0</b>	<b>0</b>				
<b>Property Assets and Facilities Management</b>															
<b>Supported Borrowing</b>															
<b>Carried Forward from Previous Years</b>															
Major Works 2008/09 -															
Devol Glen Stabilisation Works	391	367	24	24	24	0	0	0	0	0	0	Dec-10	Mar-11	Apr-11	Complete
Office Accomodation Allocation 2008/09	110	0	150	100	0	0	100	10	0	0	0	Apr-11	Mar-11	Mar-12	Being developed as part of office accommodation review
<b>Property Assets Allocation 2009/10/11</b>															
Energy Compliance Works 2009/10/11	120	112	58	8	0	8	0	0	0	0	0	Apr-09	Mar-10	Jul-11	Complete
Office Accomodation Allowance 2009/10/11	50	45	25	5	0	0	5	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	0	0	Apr-09	Mar-10	Mar-12	Complete

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	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
<b>Property Assets Allocation 2011/12</b>															
Health and Safety Works 2011/12	222	0	350	195	49	73	73	27	0	0	0	Apr-11	Mar-12	Mar-12	Necessary works following from statutory inspections - commenced.
Various Properties DDA Works 2011/12	10	0	50	10	0	0	10	0	0	0	0	Nov-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	100	0	0	0	0	Nov-11	Dec-11	Dec-11	Electrical upgrades being designed
Fire Risk Assessment Works 2011/12	245	0	100	212	27	92	93	33	0	0	0	Apr-11	Mar-12	Mar-12	Various projects on site. Further schemes being developed
Minor Works 2011/12	174	0	100	150	69	40	41	24	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	50	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	75	0	0	0	0	Apr-11	Mar-12	Mar-12	Ongoing remedial works.
Various Properties Demolitions 2011/12	66	0	25	60	7	0	53	6	0	0	0	Oct-11	Mar-12	Mar-12	Awaiting services disconnections for Battery Park old pavilion prior to demolition.
Inverclyde Leisure Essential Upgrades 2011/12	50	0	50	50	0	0	50	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	14	43	0	0	0	0	Apr-11	Mar-12	Mar-12	Various complete. Further schemes being developed
Pathway Improvements 2011/12	20	0	20	20	20	0	0	0	0	0	0	Apr-11	Mar-12	Mar-12	Works at Wellpark and Gourrock Park complete
Design and Precontract Works Allocation 2011/12	50	0	50	50	3	10	37	0	0	0	0	Apr-11	Mar-12	Mar-12	Various feasibilities being progressed.
Balance	0	0	-150	0	0	0	0	0	0	0	0				
<b>Indicative Provision 2012/13 &amp; 2013/14</b>															
General Provision	2000	0	0	0	0	0	0	1000	1000	0	0				
Contribution to Watt Complex Refurbishment	3000	0	0	0	0	0	0	3000	0	0	0				On hold
GMB - Fit out of Fire Museum	100	0	100	100	94	0	6	0	0	0	0	Apr-11	Jun-11	May-11	Complete
<b>Horizon Projects</b>															
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	208	1706	1706	345	680	681	586	0	0	0	Nov-10	Jun-12	Jul-12	Ground works complete. Superstructure 75% complete.
<b>Property Assets Supported Borrowing Total</b>	<b>9461</b>	<b>790</b>	<b>2985</b>	<b>2985</b>	<b>651</b>	<b>917</b>	<b>1417</b>	<b>4686</b>	<b>1000</b>	<b>0</b>	<b>0</b>				
<b>Complete On Site</b>															
<b>Supported Borrowing</b>															
Complete on Site Allocation	65	0	65	65	41	12	12	0	0	0	0				Estimate for settlement of final accounts for completed projects.
<b>Complete on Site Supported Borrowing Total</b>	<b>65</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>41</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>Prudentially Funded</b>															
Devol Glen Contribution	100	0	100	100	99	0	1	0	0	0	0				Complete
<b>Asset Management Plan</b>															
<b>Offices</b>															
Greenock Municipal Buildings	5000	332	1718	2018	528	745	745	1400	1250	0	0	Dec-10	tba	tba	Façade Retention and Customer Contact Centre enabling works complete. Customer Contact Centre main contract - downtakings complete and major structural alterations 95% complete. Works to lift shaft progressing and preparation work for new glazed external wall commenced.
Gourock Municipal Buildings	300	0	0	0	0	0	0	150	150	0	0				
Port Glasgow Hub	200	0	0	0	0	0	0	100	100	0	0				
Wellington Academy/Highholm Primary Demolition	385	7	343	328	42	143	143	50	0	0	0	Oct-11	Nov-11	Dec-11	Tenders returned and currently being evaluated.
Contribution to Lunderston Bay Visitor Facility	15	0	0	15	0	0	15	0	0	0	0				
Wallace Place	1500	0	0	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	0	70	75	200	50	0	Nov-11	tba	tba	Design works complete. First phase programmed to complete prior to commencement of Library Conversion
Central Library Conversion	3600	24	726	226	32	0	194	2950	400	0	0	Feb-12	Nov-12	Nov-12	Design works progressing. Tender issue expected in December.
Data Centre	1000	0	0	0	0	0	0	750	250	0	0				
West Stewart Street	100	0	0	0	0	0	0	100	0	0	0				
Lease Expiry	500	0	0	0	0	0	0	0	500	0	0				
<b>Depots</b>															
Replacement Depot	13000	0	400	400	45	55	300	7100	5000	500	0	Jan-12	Nov-13	Nov-13	Ground investigations commenced. Design works progressing. Salt Barn tender being progressed.

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Kirn Drive Civic Amenity Site	700	0	50	50	1	9	40	600	50	0	0	Mar-12	Nov-12	Nov-12	Site investigations progressing. Design works commenced.
Devol - Building Services Depot	300	0	0	0	0	0	0	150	150	0	0				
Ingleston Street Dilapidations	500	0	0	0	0	0	0	0	0	500	0				
<b>Prudentially Funded Total</b>	<b>27600</b>	<b>368</b>	<b>3407</b>	<b>3207</b>	<b>747</b>	<b>952</b>	<b>1508</b>	<b>13925</b>	<b>8950</b>	<b>1150</b>	<b>0</b>				
<b>Property Assets and Facilities Management Total</b>	<b>37126</b>	<b>1158</b>	<b>6457</b>	<b>6257</b>	<b>1439</b>	<b>1881</b>	<b>2937</b>	<b>18611</b>	<b>9950</b>	<b>1150</b>	<b>0</b>				
<b>Community Investment Fund</b>															
<b>Supported Borrowing</b>															
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	864	235	100	6	20	74	135	10	0	0	Jan-12	May-12	May-12	Completion of the design and preparation of tender documentation has been recommended.
<b>Community Investment Fund Supported Borrowing Total</b>	<b>1109</b>	<b>864</b>	<b>235</b>	<b>100</b>	<b>6</b>	<b>20</b>	<b>74</b>	<b>135</b>	<b>10</b>	<b>0</b>	<b>0</b>				
<b>Regeneration Total</b>	<b>58769</b>	<b>6039</b>	<b>12166</b>	<b>12035</b>	<b>4101</b>	<b>3303</b>	<b>4631</b>	<b>26960</b>	<b>12585</b>	<b>1150</b>	<b>0</b>				
<b>Summary Per Funding Source</b>															
Supported Borrowing	12332	1863	2860	2729	405	814	1510	6730	1010	0	0				
Prudentially Funded	44234	3953	8826	8826	3351	2354	3121	18730	11575	1150	0				
Grant Funding	0	0	0	0	0	0	0	0	0	0	0				
CFCR	2203	223	480	480	345	135	0	1500	0	0	0				
<b>Regeneration Total</b>	<b>58769</b>	<b>6039</b>	<b>12166</b>	<b>12035</b>	<b>4101</b>	<b>3303</b>	<b>4631</b>	<b>26960</b>	<b>12585</b>	<b>1150</b>	<b>0</b>				