
Report To:	Environment & Regeneration Committee	Date:	30 August 2012
Report By:	Corporate Director Environment, Regeneration and Resources and Chief Financial Officer	Report No:	FIN/60/12/AP/MT
Contact Officer:	Matt Thomson	Contact No:	01475 712256
Subject:	Environment & Regeneration Capital Programme 2012/13 to 2014/15 - Progress		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects within the Environment & 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 Environment & Regeneration Capital Programme.
- 2.2 It can be seen from the table in 7.2 that the projected spend is £83.718m, which means that the total projected spend is under budget by £0.095m.
- 2.3 Expenditure is currently 16.55% of 2012/13 projected spend, no net slippage is being reported.
- 2.4 This report reflects the revised Committee structures, for ease of reference the Environment and Regeneration elements are presented in separate Appendices.

3.0 RECOMMENDATION

- 3.1 That Committee note current position of the 2012/15 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.
- 3.2 That Committee approve the cost increase on the Gourock Pool Refurbishment contract, as detailed in Appendix 3, and the reallocation of funding from the Leisure and Pitches Contingency to fund this increase.
- 3.3 That Committee approve the cost increases for Clyde Square landscaping works, as detailed in Appendix 4, and the reallocation of funding within the Property Assets & Facilities Management Minor Works programme to fund this increase.

4.0 BACKGROUND

- 4.1 In February 2011 the Council agreed a three year Capital Programme covering the period 2011/14. The Government has subsequently announced 2014/15 Capital Grant allocations and in February 2012 the Council agreed both to extend the Capital Programme to include financial year 2014/15 and to fund a number of additional Capital projects from available reserves.
- 4.2 This report reflects the revised Committee structures, for ease of reference the Environment and Regeneration elements are presented in separate Appendices.
- 4.3 In addition to the projects contained in the appendices further funding for Roads, £1m for Flooding & £2.2m for Roads/Footways & Lighting Investment, has been agreed however this is dependent on Scottish Government confirmation that funds currently set aside for the Landfill Tax Penalty Scheme will not be required. These projects will be added to the programme on confirmation that the funding is available.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 In addition to the annual allocation for Road Improvements a further £1.4m additional funding from Reserves was awarded in February 2012 and has been allocated to 2012/13 bringing the total allocation for 2012/13 to £2.8m. It is anticipated that the full allocation will be spent by March 2013. A further £2.2m of funding was allocated but is dependent on Government confirmation that funds currently set aside for the Landfill Tax Penalty Scheme will not be required. This will be added to the programme on confirmation that the funding is available.
- 5.2 £233,000 within the Vehicle Replacement Programme was slipped into 2012/13. This is due to further utilisation assessments being carried out prior to any vehicle replacements. An underspend of £95,000 has been identified over the course of the first cycle of the replacement programme and this is being reported in 2012/13, it is anticipated that the remaining allocation will be spent during 2012/13. A full review of the Funding Model has been undertaken over the summer and the £95,000 saving will be utilised to offset increased revenue costs elsewhere in the overall programme.
- 5.3 Completion of Phase 5c of the development of Knocknairshill Cemetery was delayed due to the original contractor going into administration and a new procurement process having to be entered into in order to appoint a new contractor to undertake the balance of the works. The works are now complete, £77,000 of this budget remains, part of which is required to make final payments on the works completed with the balance being retained until proposals are developed for cemetery expansion in Inverclyde which will be the subject of a future report to this Committee.
- 5.4 In March 2012 the Council approved a proposed programme of projects for Flooding funded from the Roads Capital budget for 2012/15. This included £1m for match funding for the Flood Action Plan for 2012/13 – 2013/14 and beyond. This is dependent on Government confirmation that funds currently set aside for Landfill Tax Penalty Scheme will not be required. This will be added to the programme on confirmation that the funding is available.

SEPA have now granted CAR licenses for the Carts Burn and Hole Burn culvert extensions however the contractor who was awarded this work has gone into liquidation. The contract has been re-advertised and tender replies are awaited.

- 5.5 Bridge Strengthening works are currently out to tender and it is anticipated that £95,000 of this work will be advanced from 2013/14 & completed in the current year.

- 5.6 Within Play Areas there is a budget of £723,000 to be spent this financial year, of which £423,000 is committed to ongoing projects and £300,000 is for new projects. Details of the new projects are covered in a separate report to this committee. Works on all but one of the ongoing projects are complete and invoices from contractors are pending. Works on the one outstanding project, Burns Square, are due to commence on site shortly and will be concluded by the end of the calendar year. A further £75,000 has been carried forward to 2013/14 due to the amended date of a Lottery application by Greenock Central Residents Action Group. The original bid submission date was February 2012, but has now been revised to August 2012, which means that the works will not take place until 2013/14. In addition, there are land ownership and servitude issues still to be resolved with Network Rail as the proposed site of this play area is situated directly over a railway tunnel.
- 5.7 SPT funded projects (£1.475m) include the refurbishment of Port Glasgow Bus Station, the construction of a Park and Ride site at the former Highholm Primary School and the development of the Quality Bus Corridor on the A8. Tenders have been received for the refurbishment of Port Glasgow Bus Station and are being assessed prior to award. Survey and design work on the Park and Ride site has been delayed due to the demolition material from the former school remaining on site. This is due to be removed within the month. Design of the infrastructure for the Quality Bus Corridor on the A8 is currently underway.
- 5.8 Please refer to the status reports for each project contained in Appendix 1.

6.0 PROGRESS (Regeneration Major Projects)

- 6.1 Gourock Pier and Railhead Development Area: The current Gourock project proposals were approved by the Regeneration Committee on the 27th October 2011 and approved by the Policy and Resources Committee on the 15th November 2011. A Public consultation process on the updated proposals took place on the 13th December 2011.

A temporary car park has been formed on the grass area to the south of the current Network Rail Car Park. This has created 47 additional car parking spaces.

A Planning Application has been submitted for public realm works and traffic improvements which includes the construction of new areas of public open space, pedestrian links and small boat launch facility; alterations, extensions and improvements to existing car parks at Kempock Street and Pierhead/Railway Station together with associated engineering and reclamation works; the formation of a new single carriageway road to the north of Kempock Street with associated new and altered road junctions and layout. It is anticipated that the Planning Application will be determined by November 2012. Following OJEU advert 17 expressions of interest were received and from this 6 contractors have been selected to tender for the works. Tender documents are being prepared and are due to be issued by the middle of September.

Discussions are ongoing with Network Rail over the licensing arrangements necessary to undertake the works and a report detailing the outcome will be submitted to the next meeting of the Committee.

- 6.2 Sports & Pitches Strategy: Design teams have been appointed for all the major projects within the Sports and Pitches Strategy. Various projects are now complete, with Gourock Pool and Parklea Phase 5 (Community Sports Facility) reaching completion in the last few weeks. Ravenscraig Stadium (main stand refurbishment) is now complete and works to form the new running track have commenced. Refurbishment works at Nelson Street Sports Centre have commenced. The tender documents for Rankin Park Grass Pitch and Pavilion are being prepared. Works on the final phase (entrance works) at the South West Library are nearing completion.

In terms of the Financial Management of the programme, there remains a Leisure Strategy contingency of £35,000. Anticipated savings at Parklea Phase 5 (Community Sports Facility) and South West Library have partially offset anticipated increased costs at Gourrock Pool. Full details of the anticipated cost increases at Gourrock Pool are included as Appendix 3 to this report.

- 6.3 Beacon Theatre: This Horizon Project has an approved budget of £2.50m. The Arts Guild was awarded £0.378m by the Big Lottery in late May 2010. Works commenced on site on the 22 November 2010. 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. Further delays have occurred and completion is due in September 2012. The Superstructure is complete and internal fitting out works and finishes are nearing completion.

An additional funding contribution resulting from various issues arising on the project was approved by the Policy & Resources Committee at its meeting on the 27th March 2012 up to a maximum of £250,000.

- 6.4 Asset Management Plan – Offices: The Customer Service Centre at Greenock Municipal Buildings is complete together with the landscaping works to Clyde Square. Increased costs at Clyde Square have been offset by savings in other areas of the programme. The demolition works at Wellington Academy and Highholm Primary are complete. Design works and tender documents are progressing on the Central Library Conversion. Works to convert the Business Store are complete. Design works have commenced for the refurbishment of Wallace Place. Full details of the anticipated cost increases for Clyde Square are included as Appendix 4 to this report.

- 6.5 Asset Management Plan – Depots: Substantial ground investigation works have been completed at Pottery Street and design works are progressing. Tender documents for the Salt Barn have been returned and PQQ documents for the Civic Amenity Site have been issued. Surveys and investigation works for the upgrading of the Kirn Drive Civic Amenity Site have been commenced.

- 6.6 Lunderston Bay Rangers Station and Public Toilet: Tender documents have been returned and a building warrant, landlord consent and final agreement of the lease are awaited prior to a letter of acceptance being issued.

- 6.7 Port Glasgow Town Hall: The first phase of electrical upgrades is currently on site. Design works for the refurbishment of the reception area are complete. Design works for the refurbishment of ground and first floor toilets have commenced.

- 6.8 Inverkip Community Centre: Site investigation works are ongoing. Initial design works have commenced.

- 6.9 Please refer to the status reports for each project contained in Appendix 2.

7.0 IMPLICATIONS

- 7.1 The figures below detail the position at 20th July 2012. Expenditure to date is £2.683m (16.55% of the 2012/13 projected spend).

7.2 The current budget is £83.813m, made up of £18.300m supported borrowing, £54.184m prudential borrowing, £8.797m CFCR, £2.306m grant funding and £0.226m funding from external sources. The current projection is £83.718m which is £0.095m under 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>
Environmental & Commercial Services - Roads (Appendix 1)	10,012	10,012	-
Environmental and Commercial Services (Appendix 1)	10,500	10,405	(95)
Regeneration & Planning (Appendix 1)	64	64	-
Environmental & Commercial Services Total	20,576	20,481	(95)
Regeneration & Planning (Appendix 2)	22,934	22,934	-
Property Assets & Facilities Management (appendix 2)	39,194	39,194	-
Community Investment Fund (Appendix 2)	1,109	1,109	-
Regeneration Total	63,237	63,237	-
Total	83,813	83,718	(95)

7.3 The approved budget for 2012/13 is £16.214m. The Committee is projecting to spend £16.214m with no net slippage. Bridge Strengthening Works (Roads) to the value of £0.095m has been advanced from 2013/14, this is offset by a projected underspend within the Vehicle Replacement Programme of £0.095m.

8.0 CONSULTATIONS

8.1 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.

8.2 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.

9.0 LIST OF BACKGROUND PAPERS

9.1 Property Assets and Facilities Management Capital Programme Technical Progress Reports May 2012 (a technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

10.0 EQUALITIES

10.1 There are no equalities implications in this report.

COMMITTEE: Environment & Regeneration



Project Name	1	2	3	4	5	6	7	8	Job Status
	Est Total Cost £000	Actual to 31/3/12 £000	Approved Budget 2012/13 £000	Revised Est 2012/13 £000	Actual to 16/07/12 £000	Est 2013/14 £000	Est 2014/15 £000	Future Years £000	Status
Environmental Services - Roads									
Supported Borrowing									
Carried Forward from previous years									
Baker St Land Acquisition	110	10	100	100		0	0	0	Awaiting agreement of Land Acquisition
Previous Years Provisions:									
Footway Reconstruction/Resurfacing	199	178	21	21		0	0	0	Chester Road delayed.
Traffic Measures	50	33	17	17		0	0	0	Kilmacolm pedestrian crossing delayed due to Scottish Water completing water mains.
Traffic Measures	50	10	40	40	5	0	0	0	£20k Reduce Speed limits on A and B roads. £15k pedestrian crossing on Regent Street.
Bridge Strengthening	100	1	4	99		0	0	0	Tender awarded for design and construct for bridge strengthening on Gateside and Netherwood Bridges.
Lighting Replacement	180	169	11	11		0	0	0	Awaiting Scottish Power disconnections.
Bogstone Ramp	25	11	14	14		0	0	0	Repair Pomillion Bridge £7k. Minor Repairs to stairs and bridges £6k.
2012/13 Provision									
Carriage Way Reconstruction/Resurfacing	2,235	0	600	600	548	665	970	0	100% complete.
Dunrod Road	250		250	250	0				Contract commenced.
Footway Reconstruction/Resurfacing	580		220	220	36	260	100		10% complete.
Lighting, Lit Signs and Bollards	500		200	200	23	200	100		Work started - 5% complete.
Traffic Measures	250		75	75		100	75		Implementation of one way system in Gourock. Consultation back and reviewing objections.
Structures	110		30	30		50	30		Tender documents being prepared for Trieff kerbs on Drumfrochar Road Bridge.
Equipment	200					100	100		
Road Markings	75		25	25		25	25		Ongoing.
Roads - Supported Borrowing Total	4,914	412	1,607	1,702	612	1,400	1,400	0	
Grant Funding									
Cycling, Walking & Safer Streets	303	0	93	93	3	85	125	0	Tender for Phase 2 Lunderston Bay Awarded £31k.
SPT	1,475		1,475	1,475		0	0		Tender for Port Glasgow Bus Station to be awarded imminently. Design brief being prepared for Park and Ride. A8 bus corridor upgrading being designed.
Roads - Grant Funding Total	1,778	0	1,568	1,568	3	85	125	0	
CFCR									
Flooding Strategy Ph 1 & 2	920	418	252	252		250	0	0	Tender for Woodstock Road and Auchmountain Glen back out for tender after Contractor went into Liquidation. Brief for Flooding study being prepared. Brief for automatic grills being prepared.
Additional Funding for Road Improvements - Carriage Way Recon/Resurfacing	2,400	993	1,407	1,407	38	0	0	0	Ongoing.
Roads - CFCR Total	3,320	1,411	1,659	1,659	38	250	0	0	
ENVIRONMENTAL SERVICES - ROADS TOTAL	10,012	1,823	4,834	4,929	653	1,735	1,525	0	

COMMITTEE: Environment & Regeneration



Project Name	1	2	3	4	5	6	7	8	Job Status
	Est Total Cost £000	Actual to 31/3/12 £000	Approved Budget 2012/13 £000	Revised Est 2012/13 £000	Actual to 16/07/12 £000	Est 2013/14 £000	Est 2014/15 £000	Future Years £000	Status
Environmental Services									
Supported Borrowing									
Knocknairshill Cemetery Ph5c	460	418	42	42		0	0	0	See paragraph 5.3 of report.
Environmental Services Supported Borrowing Total	460	418	42	42	0	0	0	0	
Prudentially Funded									
Knocknairshill Cemetery Ph5c	85	0	35	35		50	0	0	See paragraph 5.3 of report.
Vehicles - Prudentially Funded per Transport Review	7,970	6,249	483	388	134	383	950	0	Ongoing. 2012/13 Estimate revised by underspend of £95k on program till end of 2012/13.
Environmental Services Prudentially Funded Total	8,055	6,249	518	423	134	433	950	0	
Grant Funded									
Zero Waste Fund	464	135	169	169	4	80	80	0	Ongoing.
Environmental Services Grant Funded Total	464	135	169	169	4	80	80	0	
CFCR									
Play Areas (includes £76k of Supported Borrowing & £226k of funding from Bonds)	1,426	628	723	723	153	75	0	0	Ongoing.
Environmental Services CFCR Total	1,426	628	723	723	153	75	0	0	
ENVIRONMENTAL SERVICES - TOTAL	10,405	7,430	1,452	1,357	291	588	1,030	0	
Planning Services									
Grant Funded									
Former SNH Grant	64	50	14	14	1	0	0	0	Ongoing.
Planning Services Grant Funded Total	64	50	14	14	1	0	0	0	
PLANNING SERVICES TOTAL	64	50	14	14	1	0	0	0	
ENVIRONMENT AND REGENERATION TOTAL	20,481	9,303	6,300	6,300	945	2,323	2,555	0	

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 30/06/12	Est 2013/14	Est 2014/15	Est 2014/15	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000				
Regeneration Services												
Supported Borrowing												
Gourock Pier & Railhead Development Area (includes £300k funded from CFCR)	2,600	726	100	100		1,774			Mar-10	tba	tba	
Regeneration of Port Glasgow Town Centre (funded from CFCR)	1,000	160	190	190		650						
Regeneration Services Supported Borrowing Total	3,600	886	290	290		2,424						
Prudentially Funded												
Leisure Strategy												
Ravensraig Stadium Refurbishment	1,802	1,489	201	201	42	112			Apr-11	Jan-12	Sep-12	Stadium refurbishment complete. Resurfacing of athletics track on site.
Parklea Pavilion and Juniors Facility	4,647	4,076	705	471	143	100			Apr-11	Aug-12	Jun-12	Complete.
Rankin Park Grass Pitch and Pavilion	1,400	94	506	506	50	750	50		Sep-12	tba	Aug-13	Tender documents being prepared.
Rankin Park 5-a-side Facility	2,250						2,250		tba			
Nelson Street Sports Centre Refurbishment	600	42	458	458	25	100			Jul-12	Oct-12	Oct-12	Contract commenced on site during summer shut down.
South West Library Refurbishment	296	138	162	143	8	15			Jan-12	Sep-12	Aug-12	Phase 1 Roof Works and Drainage - complete. Phase 2 Windows/Internal Refurbishment - complete. Phase 3 External Works - 90% complete.
New Community Facility Wellington (includes £200k CFCR)	700		50	50		600	50		tba			Design to be commenced following agreement of site location.
Gourock Pool Refurbishment	2,166	1,244	616	869	600	53			Oct-10	Dec-11	May-12	Complete.
Waterfront Ice Rink	100					100						
Pitches Strategy												
Birkmyre Drainage	140		130	130		10			tba			Design commenced
Leisure and Pitches Contingency	35					35						
Leisure and Pitches Complete on Site	2,698	2,599	99	99								Complete
Gourock One Way System	2,500						2,500					
Regeneration Services Prudentially Funded Total	19,334	9,682	2,927	2,927	868	1,875	4,850					
Grant Funding												
None												
Regeneration Services Additional Funding Total												
Regeneration Services Total	22,934	10,568	3,217	3,217	868	4,299	4,850					

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 30/06/12	Est 2013/14	Est 2014/15	Est 2014/15	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000				
Property Assets and Facilities Management												
Supported Borrowing												
<u>Property Assets Allocation - Previous Years</u>												
Office Accomodation Allocation 2008/09	59	8	90	51	8				Apr-11	Mar-11	Mar-13	GMB HR offices complete. GMB 2nd floor Ladies toilets - complete. GMB 2nd floor toilets Ph 2 - commenced. GMB Councillors' Lounge - complete.
Health and Safety Works 2011/12	229	195	17	34	19				Apr-11	Mar-12	Mar-12	Necessary works following from statutory inspections - complete.
Energy Compliance Works 2011/12	102	25	75	75		2			Apr-12	Dec-11	Aug-12	Electrical upgrades to town hall foyer- commenced on site.
Fire Risk Assessment Works 2011/12	253	150	110	103	11				Apr-11	Mar-12	Mar-12	Various projects complete.
Inverclyde Leisure Essential Upgrades 2011/12	50		43	50	4				Jan-12	Mar-12	Jun-12	Various upgrades at Gourock Pool being progressed in conjunction with Inverclyde Leisure - complete.
Farms Essential Maintenance 2011/12	70	13	57	57	30				Apr-11	Mar-12	Mar-13	Various works complete. Further schemes (including rewiring) being developed.
<u>Property Assets Allocation 2012/13</u>												
Health and Safety Works	278		215	202	9	76			Apr-12	Mar-13	Mar-13	Various works being progressed.
DDA Works	170		130	130		40			Apr-12	Mar-13	Mar-13	Various works being progressed.
Fire Risk assessment Works	149		110	110	3	39			Apr-12	Mar-13	Mar-13	Various works being progressed.
Minor Works	73		80	45		28			Apr-12	Mar-13	Mar-13	Various works being progressed.
Reservoirs	50		40	40		10			Apr-12	Mar-13	Mar-13	Ongoing remedial works.
Demolitions	50		40	40	16	10			Apr-12	Mar-13	Mar-13	Octavia Community Hall demolished. Works progressing at Whinhill Golf Club, Murdieston Cottage and Chalmers Street.
Inverclyde Leisure Essential Upgrades	50		50	50					Apr-12	Mar-13	Mar-13	Various upgrades at Gourock Pool being progressed in conjunction with Inverclyde Leisure.
Farms	25		25	25					Apr-12	Mar-13	Mar-13	Various works being progressed.
Paths	20		20	20	16				Apr-12	Mar-13	Mar-13	Works at Gourock Park being progressed.
Design and Pre-contract Allocation	50		50	50	4				Apr-12	Mar-13	Mar-13	Various feasibilities being progressed.
Sea Defences	50		40	40	21	10			Apr-12	Mar-13	Mar-13	Works complete at Cove Road and Battery Park.
<u>Indicative Provision 2013/14 & 2014/15</u>												
General Provision	2,000					1,000	1,000					
Contribution to Watt Complex Refurbishment (includes £1000k CFCR)	4,000		100	100	12	1,150	2,750					
Inverkip Community Facility and Library Fit Out (includes £650k CFCR)	1,250		200	200	7	700	350					
Greenock Town Centre (funded from CFCR)	280		200	270	270	10			Apr-12	Jun-12	Jun-12	Works to Clyde Square complete.
Port Glasgow Town Centre, Refresh of Port Glasgow Town Hall (funded from CFCR)	250		200	200		50			Jun-12	Mar-13	Mar-13	Design works commenced
Arts Guild (includes £500k Capital Financed from Current Revenue)	2,750	2,459	291	291					Nov-10	Jun-12	Sep-12	Nearing completion.
Property Assets Supported Borrowing Total	12,258	2,850	2,183	2,183	430	3,125	4,100					
Complete On Site												
Supported Borrowing												
Complete on Site Allocation	36		36	36	5							Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	36		36	36	5							

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 30/06/12	Est 2013/14	Est 2014/15	Est 2014/15	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000				
Prudentially Funded												
Asset Management Plan												
Offices												
Greenock Municipal Buildings	2,470	1,883	467	467	365	120			Dec-10	Jan-12	Jun-12	Customer Contact Centre complete.
Greenock Municipal Buildings Balance	2,530					2,430	100					
Gourock Municipal Buildings	300					300						
Port Glasgow Hub	200					200						
Wellington Academy/Highholm Primary Demolition	342	161	161	161	16	20			Jan-12	Mar-12	Apr-12	Complete
Wallace Place	1,500	3	247	247	2	1,150	100		Oct-12	Sep-13	Sep-13	Structural investigations and asbestos surveys underway. Design commenced.
Business Store	400	84	16	16	11	250	50		Jan-12	tba	tba	First phase (Alterations to Business Store) complete
Central Library Conversion	4,000	207	1,043	1,043	6	2,350	400		Oct-12	Jul-13	Jul-13	Design works on revised scheme are progressing. Planning application has been resubmitted. Building warrant submission has been made.
West Stewart Street Lease Expiry Balance	100 500 43		43	43		100 500						
Depots												
Replacement Depot	13,000	256	1,644	1,644	20	9,500	1,600		Aug-12	Jan-14	Apr-14	Ground investigations completed. Design works progressing. Salt Barn tenders have been returned. PQQ issued for Civic Amenity site.
Kirn Drive Civic Amenity Site	700	1	649	649	13	50			Nov-12	Mar-13	Aug-13	Site investigations progressing. Design works commenced. Demolition complete.
Devol - Building Services Depot	300					300						
Ingleston Street Dilapidations	500						500					
AMP Offices Complete on Site	15	15										
Prudentially Funded Total	26,900	2,610	4,270	4,270	433	17,270	2,750					
Property Assets and Facilities Management Total	39,194	5,460	6,489	6,489	868	20,395	6,850					
Community Investment Fund												
Supported Borrowing												
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1,109	879	208	208	2	22			Aug-12	May-12	Oct-12	Tenders returned. Landlord's consent received. Awaiting building warrant.
Community Investment Fund Supported Borrowing Total	1,109	879	208	208	2	22						
Regeneration Total	63,237	16,907	9,914	9,914	1,738	24,716	11,700					

APPENDIX 3

Project No. 09/111

GOUROCK OUT DOOR POOL

TECHNICAL PROGRESS REPORT: JULY 2012

24 July 2012

ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS OF THE COUNCIL'S FINANCIAL REGULATIONS

VARIATIONS IN THE CONTRACT RESULTING IN THE APPROVED COST BEING EXCEEDED

1. Revised structural details

£23,600.00

As work progressed with pool and further areas of existing covering and drainage was carried out defective areas of concrete and drainage were highlighted which required to be addressed at this stage to minimise the chance of future remedial works through new poolside covering about to be laid.

2. Services revisions

£16,200.00

During commissioning of pool plant equipment and test refilling of pool existing areas of pipework feeding pool were identified as leaking and undersized. This resulted in breaking out and hand excavating in existing hardstanding areas. Similarly works were identified as required to showers. Final alterations were required to lightning protection installation after post installation readings were taken.

3. Final Building Control requirements

£8,000.00

Further areas of compliance were indicated by building control on revised layouts and detailed structural examinations

4. Substructure and External works remeasure

£8,000.00

During progress of the project and further exposure, works were identified to slabbed areas - existing and new. Minor revisions in brickwork to tie into existing stairs and ramps were required.

5. Remedial works

£10,000.00

On commissioning remedial works were required where problems were identified with internal surface drainage.

6. Hydrocarbon contamination

£3,000.00

On break out of the existing bund area to be used for backwash tank support the a localised area was found to be contaminated by Hydrocarbons. This was required to be cleaned removed and certified by a specialist.

7. Outcome of final operational procedures and requirement of Inverclyde Liesure

£17,500.00

Final input from Inverclyde Liesure identified areas of required revision to finishes, water cooler provision and Backwash tank additive agitator

8. Adjustment of variations **£9,900.00**

Various previously indicated variations were revised in cost due to issue of further information and detailing

9. Storm proofing **£5,000.00**

Subsequent to the storms and high winds - certain areas of the building were deemed vulnerable and measures were taken to minimise the chance of storm damage on the prevailing wall to the sea. Damp proofing and extent of rendering were increased.

10. On site Detailing **£20,100.00**

During final project review certain changes in detailing were required. Work to the Gallery was required to provide a level solution rather than run to falls. Similarly minor works to cubicles and detailing internally resulted in changes required to optimise use of the facility.

11. Extension of time/accelaration **£75,000.00**

An allowance has been made for a claim intimated by the Contractor for extension of time/acceleration costs. This is being reviewed. Hopefully the final negotiated figure will be less. At this stage however, the amount has been indicated in full

13. Advance demolition contract **-£12,573.00**

The final account for the initial Enabling works has now been agreed providing a saving

Sub Total **£183,727.00**

14. Fees **£23,680.00**

Increase to the sub total and final building Control requirements has resulted in a subsequent percentage increase in fees

Final Total **£207,407.00**

APPENDIX 4

Project No. 12/015

GREENOCK TOWN CENTRE (CLYDE SQUARE LANDSCAPING)

TECHNICAL PROGRESS REPORT: JULY 2012

13 July 2012

**ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS
OF THE COUNCIL'S FINANCIAL REGULATIONS**

**VARIATIONS IN THE CONTRACT RESULTING IN
THE APPROVED COST BEING EXCEEDED**

1. Initial extent and cost of works

£12,027.00

Following extensive negotiations with the contractor and with due regard to the extent of the works involved and the timescales to be met, the initial scope of the contract resulted in an increased cost.

2. Existing steps

£5,000.00

Works were required to the existing steps which were originally to remain, but were replaced in order to match the quality of the new landscaping.

3. Existing services

£2,000.00

The exposure of existing underground services resulted in the need for additional ducting and inspection chambers.

4. Surfacing works

£5,000.00

Existing ground conditions necessitated a revised specification for the asphalt base and changes to the dimensions of the flush sandstone trim.

5. Minor additional works

£6,055.00

Minor additional works (providing a water supply, replacing a concrete gully, providing a chamfered edge to planters etc) were found to be necessary on site.

Final Total **£30,082.00**