
Report To:	Environment & Regeneration Committee	Date:	7 March 2013
Report By:	Corporate Director Environment, Regeneration and Resources and Chief Financial Officer	Report No:	FIN/12/13/AP/MT
Contact Officer:	Matt Thomson	Contact No:	01475 712256
Subject:	Environment & Regeneration Capital Programme 2012/13 to 2015/16 - 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 £82.982m, which means that the total projected spend is under budget by £0.130m. The treatment of this underspend will be agreed as part of the 2013/16 Budget.
- 2.3 Expenditure is currently 63.8% of 2012/13 projected spend, net slippage of £3.066m (19%) is being reported, this mainly relates to projects within the Leisure & Pitches Strategy and Asset Management Plan, see paragraph 7.3 for further details.
- 2.4 The Environmental and Regeneration elements of the Committee's Capital Programme are presented in separate Appendices.

3.0 RECOMMENDATION

- 3.1 That Committee note current position of the 2012/16 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

Aubrey Fawcett
Corporate Director
Environment, Regeneration & Resources

Alan Puckrin
Chief Financial Officer

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 Further funding for Roads, £1m for Flooding and £2.2m for Roads/Footways & Lighting Investment, had been agreed dependent on Scottish Government confirmation that funds currently set aside for the Landfill Tax Penalty Scheme will not be required. This confirmation has now been received and these projects have been added to the programme. £0.6m of the additional £2.2m Roads/Footways is not considered to be capital works and is being reported through Revenue Earmarked Reserves.
- 4.4 The budget for refurbishment of the Watt Complex, £4m, has been removed from this report and will be reported to the Education & Communities Committee whose remit this project falls under.
- 4.5 In addition to the adjustments noted in 4.3 and 4.4 the budget has been increased due to the changes in the Asset Management Plan approved by this Committee on 25th October 2012.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 The total allocation for Road Improvements for 2012/13 is £2.8m. It is anticipated that there will be minor slippage of one project valued at £27k due to a weather dependent proprietary system being installed.
A further £1.6m of funding allocated for 2013/14 from Reserves has now been added to the programme, the remaining £0.6m of this has been retained within Revenue and reported through Earmarked Reserves.
- 5.2 The fleet replacement programme had a budgeted expenditure for 2012/13 of £750,000, this includes funding of £267k awarded through Zero Waste Scotland's food waste grant for vehicles. As part of the 2012 mid term review a £95,000 under spend has been identified, making the total budget for 2012/13 £655,000. £330,000 of this spend was dependent on the award of the River Clyde Homes contract and was slipped into 2013/14, the contract has now been awarded and the Service was unsuccessful, the full impact of the loss of this contract is currently being assessed & will be reflected in future reports.

Of the remaining budget currently £225,000 worth of fleet replacement has been delivered and invoiced. Discussions are still ongoing with service users over the remaining replacements. It is anticipated that this remaining allocation will be spent during 2012/13.

- 5.3 The Knocknairshill Cemetery Phase 5 c works have concluded £85,000 under budget. It is intended to utilise £50,000 of this, budgeted for 2013/14, to carry out feasibility studies related to future cemetery expansion across the district with the remaining £35,000 being identified as an under spend.

- 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 was dependent on Government confirmation that funds currently set aside for Landfill Tax Penalty Scheme will not be required, this confirmation has now been received and the £1m added to the programme.

Work to the Carts Burn and Hole Burn culvert extensions are ongoing with an expected completion date of February 2013.

The Flood Management study is ongoing and is due to be complete by March 2013.

The specification for the automatic trash screens is being worked on.

With the increased number of flood warnings over the last 12 months and to improve Inverclyde's resilience and response times during flood events/warnings, portable temporary flood prevention equipment in the form of Hydrosacks, Flood Barriers and a small number of Flood Gates will be procured by separate quotations for the individual tranches up to a total value of £60,000 from the 2012/13 Capital Programme. The floodgates will be issued to a small number of local shops/businesses in the West Station area who have been affected by flooding in the past. It is proposed that this will be on a one off supply basis only with the shop keepers paying for the installation costs. Orders have been placed for the above equipment with deliveries due to be completed by mid March 2013.

- 5.5 Bridge Strengthening work has been completed.

- 5.6 The Burns Square play area works are complete with the exception of some adjacent landscaping which will be undertaken in spring. The new Battery Park Skatepark (£175,000) and the new play areas at Sir Michael Street (£75,000) and Jacob's Drive (£75,000) will be installed in 2013/14.

- 5.7 Port Glasgow Bus Station refurbishment is complete and was opened on 21 January 2013.

The Highholm Park and Ride contract has been awarded to May Gurney and is due to commence January 2013.

- 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 temporary 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. Discussions are ongoing with Planning Service following public response and consultation.

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.

Broad agreement has been reached with Network Rail over the licencing and land transfer agreements necessary to undertake the works and a report detailing the outcome will be submitted to the Committee when the details have been concluded.

- 6.2 Sports & Pitches Strategy: Various projects are now complete, including the recently completed refurbishment works at Nelson Street Sports Centre and the replacement sports pitch at Battery Park. Drainage works at Birkmyre Park, Kilmacolm and remedial works at Gourrock Pool are on site. The letter of acceptance for Rankin Park Grass Pitch and Pavilion has been issued.
- 6.3 Beacon Theatre: 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 £0.378m by the Big Lottery in late May 2010. Works commenced on site on the 22 November 2010. Works are now complete.

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. The Policy & Resources Executive Sub-Committee on 10th January 2013 agreed in principle to a loan of £250,000 to assist in the purchase of essential equipment. Discussions with the Arts Guild are ongoing on this matter.

- 6.4 Asset Management Plan – Offices: The Customer Contact Centre at Greenock Municipal Buildings is complete together with the landscaping works to Clyde Square. Tender documents have been returned for the refurbishment of Wallace Place and issued for the provision of the Port Glasgow Hub. The design and tender documentation for the Central Library Conversion is nearing completion and will be issued imminently. The refurbishment of the Banking Hall has commenced on site.
- 6.5 Asset Management Plan – Depots: Substantial ground investigation works have been completed at Pottery Street and design works are progressing. The Salt Barn is now complete and tender documents for the Civic Amenity Site are progressing. The Ingleston MRF building has been purchased and the provision of the MRF building has been omitted from the Pottery Street Masterplan. Surveys and investigation works for the upgrading of the Kirn Drive Civic Amenity Site have been completed and design work is progressing.
- 6.6 Lunderston Bay Rangers Station and Public Toilet: Landlord's consent and final agreement of the lease have been received. A legal agreement on the provision of a water supply is awaited prior to a Letter of Acceptance being issued.
- 6.7 Port Glasgow Town Hall: The first phase of electrical upgrades and installation of the new reception desk are now complete. The works to refurbishment the ground and first floor toilets is progressing.
- 6.8 Inverkip Community Centre: Initial design works have been completed and a Stage C report produced. Additional funding options are being investigated. Planning Permission has been applied for.
- 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 31st December 2012. Expenditure to date is £8.500m (63.8% of the 2012/13 projected spend).

- 7.2 The current budget is £83.112m, made up of £14.764m supported borrowing, £54.616m prudential borrowing, £11.397m CFCR, £2.109m grant funding and £0.226m funding from external sources. The current projection is £82.982m which is £0.130m 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)	12,966	12,966	-
Environmental and Commercial Services (Appendix 1)	10,665	10,535	(130)
Regeneration & Planning (Appendix 1)	64	64	-
Environmental & Commercial Services Total	23,695	23,565	(130)
Regeneration & Planning (Appendix 2)	20,884	20,884	-
Property Assets & Facilities Management (appendix 2)	37,424	37,424	-
Community Investment Fund (Appendix 2)	1,109	1,109	-
Regeneration Total	59,417	59,417	-
Total	83,112	82,982	(130)

- 7.3 The approved budget for 2012/13 is £16.388m. The Committee is projecting to spend £13.322m with net slippage into future years of £3.066m. Bridge Strengthening Works (Roads) to the value of £0.062m and £0.160m of the Port Glasgow Town Centre Regeneration have been advanced from 2013/14, this is offset by a projected underspend of £0.095m and slippage of £0.330m within the Vehicle Replacement Programme, a projected underspend of £0.035m within Cemeteries as well as further slippage within Baker St Land Acquisition (£0.095m), Play Areas (£0.220m), the Leisure Strategy (£0.656m), Property Assets Allocation (£0.105m), the Asset Management Plan (£1.124m), Inverkip Community Facility (£0.125m), Port Glasgow Town Hall (£0.140m) and Lunderston Bay Visitor Centre (£0.198m).

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	Future Years	Job Status
	Est. Total Cost £000	Actual to 31/3/12 £000	Approved Budget 2012/13 £000	Revised Est 2012/13 £000	Actual to 31/12/12 £000	Est 2013/14 £000	Est 2014/15 £000	Est 2015/16 £000	£000	Status
Environmental Services - Roads										
Supported Borrowing										
Carried Forward from previous years	110	10	100	5	3	95	0	0	0	Land agreement now reached with Scottish Power
Baker St Land Acquisition	199	178	21	0	12	21	0	0	0	Chester Road footway delayed due to drainage issues.
Previous Years Provisions:	50	33	17	17	0	0	0	0	0	Kilmacolm pedestrian crossing complete
Footway Reconstruction/Resurfacing	50	10	40	25	4	15	0	0	0	£20k Reduce Speed limits on A and B roads. £15k pedestrian crossing on Regent Street. Due to commence mid Feb 2013
Traffic Measures										Complete
Bridge Strengthening	100	1	4	66	66	33	0	0	0	Repair Pomilion Bridge complete. Minor Repairs to stairs and bridges £6k due to start Jan13.
Lighting Replacement	180	169	11	11	11	0	0	0	0	100% complete
Bogstone Ramp	25	11	14	14	7	0	0	0	0	Contract complete
2012/13 Provision										45% Complete.
Carriage Way Reconstruction/Resurfacing	2,208	0	600	573	573	665	970	0	0	Work ongoing - 68% complete.
Dunrod Road	277		250	277	268	260	100			Implementation of one way system in Gourcock. Letters of objection maintained.
Footway Reconstruction/Resurfacing	560		220	220	103	200	100			Scheme being reviewed.
Lighting, Lit Signs and Bollards	500		200	200	155	175	75			Contract for Trefl kerbs on Drumfrochar Road Bridge awarded. Start Jan 13.
Traffic Measures	250		75	0	0	0	0			Funding brought forward for fleet radios
Structures	110		30	30	0	50	30			
Equipment	200		15	15	80	80	105			
Road Markings	75		25	25	16	25	25			
Roads - Supported Borrowing Total	4,914	412	1,607	1,478	1,218	1,619	1,405	0	0	
Prudentially Funded										
Parking Strategy	354					104	250			
Roads - Prudentially Funded Total	354	0	0	0	0	104	250	0	0	
Grant Funding										
Cycling, Walking & Safer Streets	303	0	93	93	55	85	125	0	0	Phase 2 Lunderston Bay complete. Access to schools complete. Drop kerbs 67% complete
SPT	1,475		1,475	1,475	205	0	0			Port Glasgow Bus Station complete. Park and Ride at Highholm Avenue contract ongoing. A8 bus corridor upgrading complete.
Roads - Grant Funding Total	1,778	0	1,568	1,568	260	85	125	0	0	
CFCR										
Flooding Strategy Ph 1 & 2	920	418	252	210	49	42	250	0	0	Woodstock Road and Auchmountain Glen works ongoing. Flood Study awarded and ongoing. Trash screen spec being prepared.
Additional Flooding Works Investment	1,000	0	0	0	0	0	1,000	0	0	Awaiting outcome of study
Additional Funding for Road Improvements - Carriage Way Recon/Resurfacing	4,000	993	1,407	1,380	996	1,627	0	0	0	53% complete. Gael/Jura St moved to next year. Requires weather window for proprietary treatment.
Roads - CFCR Total	5,920	1,411	1,659	1,590	1,045	1,669	1,250	0	0	
ENVIRONMENTAL SERVICES - ROADS TOTAL	12,966	1,823	4,834	4,636	2,523	3,477	3,030	0	0	

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	Future Years £000	Job Status Status
	Est. Total Cost £000	Actual to 31/3/12 £000	Approved Budget 2012/13 £000	Revised Est. 2012/13 £000	Actual to 31/12/12 £000	Est. 2013/14 £000	Est. 2014/15 £000	Est. 2015/16 £000		
Environmental Services										
Supported Borrowing										
Knocknairishill Cemetery Ph5c	460	418	42	42	27	0	0	0		
Zero Waste Fund	464	135	169	169	38	80	80	0		Phase 5C Completed Works on paper and stairage bays underway.
Environmental Services Supported Borrowing Total	924	553	211	211	65	80	80	0		
Prudentially Funded										
Knocknairishill Cemetery Ph5c	50	0	35	0		50	0	0		
Vehicles - Prudentially Funded per Transport Review	8,135	6,249	750	325	145	363	1,198	0		Phase 5C Completed 75% of budget spent or committed, remaining 25% ongoing with service users for 2012/13
Environmental Services Prudentially Funded Total	8,185	6,249	785	325	145	413	1,198	0		
CFCR										
Play Areas (includes £76k of Supported Borrowing & £226k of funding from Bonus)	1,426	628	723	503	254	295	0	0		Works due to commence at Burns Square. Discussions ongoing re Sir Michael Street
Environmental Services CFCR Total	1,426	628	723	503	254	295	0	0		
ENVIRONMENTAL SERVICES - TOTAL	10,535	7,430	1,719	1,039	464	788	1,278	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	23,565	9,303	6,567	5,689	2,988	4,265	4,308	0		

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	9	10	11	12	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 31/12/12	Est 2013/14	Est 2014/15	Est. 2015/16	Future Years	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 & £2.5m Prudential)	4,700	326	100	100	86	774	3,500			Mar-10	tba	tba	
Gourock Transport - Old Costs	400	400											
Regeneration of Port Glasgow Town Centre (funded from CFCR)	1,000	160	190	350	122	290	200						
Regeneration Services Supported Borrowing Total	6,100	886	290	450	208	1,064	3,700						
Prudentially Funded													
Leisure Siraleay	1,812	1,489	201	271	261	52				Apr-11	Jan-12	Sep-12	Stadium refurbishment complete. Resurfacing of athletics track complete with the exception of the lane lining which will be carried out in the spring.
Parklea Pavilion and Juniors Facility	4,583	4,076	705	390	355	70	47			Apr-11	Aug-12	Jun-12	Complete.
Rankin Park Grass Pitch and Pavilion	1,400	94	506	156	79	950	200			Feb-13	Oct-13	Jun-12	Tenders returned. Savings exercise completed. Awaiting acceptance.
Rankin Park 5-a-side Facility										tba	tba	Jan-13	Final snagging being completed. Completion imminent.
Nelson Street Sports Centre Refurbishment	605	42	458	490	403	51	22			Jul-12	Oct-12	Aug-12	Complete.
South West Library Refurbishment	314	138	162	170	75	6	650			Jan-12	Sep-12	Aug-12	Design to be commenced following agreement of site location.
New Community Facility Wellington (includes £200k CFCR)	700	700	50	50	567	153	100			tba	Dec-11	May-12	Complete.
Gourock Pool Refurbishment	2,166	1,244	616	669	567	100				Oct-10	Feb-12	Feb-12	Site start imminent.
Gourock Pool Remedial Works	50			25		25				Jan-12			
Waterfront Ice Rink	300					300							
Pitches Siraleay	14		130	13	1	1				Jan-13	Feb-13	Feb-13	Site start imminent.
Birkmyre Drainage	68			68	68					Nov-12	Dec-12	Jan-13	Pitch surfacing complete but lining marking delayed due to weather.
Contribution to Battery Park Pitch Replacement	74						74						
Leisure and Pitches Contingency	2,698	2,599	99	19	1	80							Complete
Leisure and Pitches Complete on Site													
Regeneration Services Prudentially Funded Total	14,784	9,682	2,927	2,271	1,810	1,738	1,093						
Grant Funding													
None													
Regeneration Services Additional Funding Total													
Regeneration Services Total	20,884	10,568	3,217	2,721	2,018	2,802	4,793						

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	9	10	11	12	Status
	Est. Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est. 2012/13	Actual to 31/12/12	Est. 2013/14	Est. 2014/15	Est. 2015/16	Future Years	Start Date	Original Completion Date	Current Completion Date	
Prudentially Funded													
Asset Management Plan													
Greenock Municipal Buildings	2,470	1,863	510	520	513	67	75	25		Dec-10	Jan-12	Jun-12	Customer Contact Centre complete.
Greenock Municipal Buildings Banking Hall Refurbishment	300		200	200	1	100	2,025	73		Jan-13	Apr-13	Apr-13	Works commenced Auditors room complete, carriageway stair lighting complete, members' lounge complete. Works to start imminently at ICT training room and procurement offices.
Greenock Municipal Buildings Balance	2,273		75										
Gourock Municipal Buildings	300					820	300			May-13	Dec-13	Dec-13	Tenders issued.
Port Glasgow Hub	820									Jan-12	Mar-12	Apr-12	Complete
Wellington Academy/Highholm Primary Demolition	342	238	161	54	46	1,700	350	77		May-13	Apr-14	Apr-14	Tenders issued.
Wallace Place	2,330	3	247	200	12	250	250	50		Jan-12	Apr-14	Apr-14	First phase (Alterations to Business Store) complete
Business Store	400	84	16	16	72	1,723	1,800	100		Jan-12	Mar-14	Mar-14	Tender documents to be issued imminently.
Central Library Conversion	4,030	207	1,043	200		10	1,430	270	90	Mar-13			
William Street	1,600				2	50	400						
West Stewart Street	500				1	100							
Lease Expiry	15												
AMP Offices Complete on Site													
Depots													
Replacement Depot	11,200	256	1,644	1,000	923	1,700	7,100	1,144		Aug-12	Jan-14	Apr-14	Ground investigations completed. Design works progressing. Salt Barn complete. POQ for Civic Amenity site complete.
Kim Drive Civic Amenity Site	700	1	649	60	51	150	450	39					Site investigations progressing. Design works commenced. Demolition complete.
Materials Recycling Facility	1,600			821	822	50	729						Purchase of Ingliston
Prudentially Funded Total	29,130	2,687	4,270	3,146	2,497	6,595	14,859	1,753	90				
Property Assets and Facilities Management Total	37,424	5,537	6,396	4,902	3,484	8,313	16,829	1,753	90				
Community Investment Fund													
Supported Borrowing													
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1,109	879	208	10	10	120	100			Mar-13	May-12	Jun-13	Tenders returned. Landlord's consent awaited.
Community Investment Fund Supported Borrowing Total	1,109	879	208	10	10	120	100						
Regeneration Total	59,417	16,984	9,821	7,633	5,512	11,235	21,722	1,753	90				