
Report To:	Environment & Regeneration Committee	Date:	2 May 2013
Report By:	Corporate Director Environment, Regeneration and Resources and Chief Financial Officer	Report No:	FIN/30/13/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 £94.834m, which means that the total projected spend is under budget by £0.260m. This underspend is included here to highlight 2012/13 performance however £0.130m relates to SPT projects and will be offset by a similar reduction in the grant funding received, the remainder will be absorbed into the overall Capital Deficit position and will be removed from this report in the new financial year.
- 2.3 Expenditure at 28th February is 82.99% of 2012/13 projected spend, net slippage of £3.138m (20%) 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 above figures take into account the achievement of Financial Close for the BPRA scheme on which more details are given in Section 7.
- 2.5 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.

4.0 BACKGROUND

- 4.1 In February 2013 the Council agreed the 2013/16 Capital Programme, significant additional funding was identified to increase the Roads Asset Management Plan and a number of further Projects were identified, funded from Revenue 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 The budget for Inverkip Community Facility and Library has been removed from this report and will be reported to the Education & Communities Committee whose remit this project falls under.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 The total allocation for Road Improvements for 2012/13 is £2.8m. There will be 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 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. Due to the loss of the River Clyde Homes contract the service is now identifying which fleet assets are not being replaced and a saving will be identified from the £330,000 slipped into 2013/14.

Of the remaining budget currently £308,000 worth of fleet replacement has been delivered and invoiced. No further deliveries will take place within 2012/13 and the remaining £17,000 has been slipped into 2013/14.

- 5.3 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 is complete.

The Flood Management study has reported in draft and will be finalised in due course.

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

- 5.4 Port Glasgow Bus Station's final account has been agreed. Variations due to unforeseen circumstances, ordered during the contract have amounted to £35,000 over the tender value. Nonetheless, the project is reporting an underspend of £70,000 on the SPT funding of £610,000. Discussions with SPT are ongoing re potential use of some of the remaining grant.
- 5.5 The Highholm Park and Ride contract, awarded to May Gurney, was practically complete on 31 March 2013. During examination of the retaining wall on the south perimeter of the site, the section supporting the electricity sub-station was found to be defective. A variation order to strengthen this wall has been issued and costs are awaited. This work is likely to be undertaken during April. SPT are content that we continue to draw down 2012/13 funds for this project in 2013/14. Variations due to

unforeseen circumstances ordered during the contract, including the sub-station wall, are estimated to amount to £80,000 over the tender value. Nonetheless the project is reporting an estimated underspend of £20,000 on the SPT budget of £740,000.

- 5.6 The SPT funded Raised Kerbs at bus stop lay-bys on the A8 were completed in February. Changes in the SPT guidance for bus stop lay-by design reduced the number of lay-bys that were suitable for improvement. The original budget of £125,000 was correspondingly downturned by SPT to £85,000.
- 5.7 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 approved 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.

Riverside Inverclyde will now take the project to tender stage. Because of the time elapsed since the prequalification the process will need to be rerun and the PQQ reissued. As this will be run in parallel with the preparation of tender documents it should not cause any delay.

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, the replacement sports pitch at Battery Park and the drainage works at Birkmyre Park Kilmacolm. The remedial works at Gourock Pool are due to complete imminently. The works at Rankin Park Grass Pitch and Pavilion have been commenced on site.

Additional costs have been incurred at Nelson Street Sports Centre in dealing with heating and ventilation issues and the poor state of the existing electrical installation. This will be the subject of a report to the next Environment and Regeneration Committee.

- 6.3 Asset Management Plan – Offices: The Customer Contact Centre at Greenock Municipal Buildings is complete together with the landscaping works to Clyde Square. Tender documents for the Central Library Conversion have been issued. The refurbishment of the Banking Hall is nearing completion.
- 6.4 BPRA Scheme - Tender documents have been returned for the refurbishment of Wallace Place and the provision of the Port Glasgow Hub and letters of acceptance will be issued imminently. See Section 7 for more details on the scheme.
- 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. Design works for the Vehicle Maintenance Buildings have been commenced. Surveys and investigation works for the upgrading of the Kirm Drive Civic Amenity Site have been completed and design work is progressing.

6.6 Lunderston Bay Rangers Station and Public Toilet: Tender documents have been returned and landlord's consent and final agreement of the lease have been received. Also, a legal agreement on the provision of a water supply has now been received. A revised quote from Scottish Water 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 refurbish the ground and first floor toilets are also now complete. It is proposed to carry out a first phase of window replacement in financial year 2013/14.

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

7.0 BPRA SCHEME

7.1 The Business Property Renovation Scheme (BPRA) was approved by Policy & Resources Committee in February 2013. The scheme is an innovative funding package which results in Council costs being reduced by over 25% on the basis of entering an LLP with higher rate tax payers.

7.2 The refurbishment of Wallace Place and the creation of the Port Glasgow Hub are funded from this and will deliver a capital saving of around £1.0m which was factored into the 2013/16 Budget.

7.3 Progress on these projects will be reported via this report but the financial aspects have been removed from the Capital Programme and are monitored via the AMP model.

8.0 IMPLICATIONS

8.1 The figures below detail the position at 28th February 2013. Expenditure to date is £10.625m (82.99% of the 2012/13 projected spend).

8.2 The current budget is £95.094m, made up of £17.708m supported borrowing, £58.736m prudential borrowing, £16.379m CFCR, £2.045m grant funding and £0.226m funding from external sources. The current projection is £94.834m which is £0.260m 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)	24,398	24,268	(130)
Environmental and Commercial Services (Appendix 1)	14,015	13,885	(130)
Regeneration & Planning (Appendix 1)	64	64	-
Environmental & Commercial Services Total	38,477	38,217	(260)
Regeneration & Planning (Appendix 2)	21,384	21,384	-
Property Assets & Facilities Management (Appendix 2)	34,124	34,124	-
Community Investment Fund (Appendix 2)	1,109	1,109	-
Regeneration Total	56,617	56,617	-
Total	95,094	94,834	(260)

8.3 The approved budget for 2012/13 is £15.941m. The Committee is projecting to spend £13.013m with net slippage into future years of £2.911m. Bridge Strengthening Works (Roads) to the value of £0.062m, £0.046m of the Gourrock Pier & Railhead Development and £0.160m of the Port Glasgow Town Centre Regeneration have been advanced from 2013/14, this is offset by a projected underspend of £0.130 in the SPT funded projects, an underspend of £0.095m and slippage of £0.347m 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), Roads Allocation (£0.146m), flooding Strategy (£0.090m), Play Areas (£0.220m), the Leisure Strategy (£0.613m), Property Assets Allocation (£0.039m), the Asset Management Plan (£1.080m), Port Glasgow Town Hall (£0.183m) and Lunderston Bay Visitor Centre (£0.196m).

9.0 CONSULTATIONS

9.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

9.2 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.

10.0 LIST OF BACKGROUND PAPERS

10.1 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).

11.0 EQUALITIES

11.1 There are no equalities implications in this report.

COMMITTEE: Environment & Regeneration

Project Name	Job Status							
	1	2	3	4	5	6	7	8
Est. Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est. 2012/13	Actual to 28/02/13	Est. 2013/14	Est. 2014/15	Est. 2015/16	Future Years
£000	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services - Roads								
Supported Borrowing								
Carried Forward from previous years								
Baker St Land Acquisition	110	10	100	5	4	95	0	0
Previous Years Provisions:								
Footway Reconstruction/Resurfacing	199	178	21	0	0	21	0	0
Traffic Measures	50	33	17	17	15	0	0	0
Traffic Measures	50	10	40	25	20	15	0	0
Bridge Strengthening	100	1	4	66	66	33	0	0
Lighting Replacement	180	169	11	11	11	0	0	0
Bogstone Ramp	25	11	14	14	7	0	0	0
Annual Provision:								
Carraige Way Reconstruction/Resurfacing	586		600	586	573			
Dunrod Road	277		250	277	268			
Footway Reconstruction/Resurfacing	200		220	152	133	55		
Lighting, Lit signs & Bollards	200		200	200	177			
Traffic Measures	75		75	5	0	70		
Structures	30		30	30	0			
Equipment	15		15	15				
Road Markings	25		25	25	25			
Residual Provision	285						100	
Roads - Supported Borrowing Total	2,414	412	1,607	1,428	1,299	369	105	100
Prudentially Funded								
Parking Strategy	354							
Roads - Prudentially Funded Total	354	0	0	0	0	104	250	0
Grant Funding								
Cycling, Walking & Safer Streets	303	0	93	93	58	85	125	0
SPT	1,345	0	1,475	1,265	747	80	0	0
Roads - Grant Funding Total	1,648	0	1,568	1,358	805	165	125	0

Awaiting agreement of Land Acquisition

Chester Road footway delayed due to drainage issues.

Kilmacolm pedestrian crossing completed.

£20k Reduce Speed limits on A and B roads complete. £15k pedestrian crossing on Regent Street due to commence Mid April 2013.

Complete

Awaiting Scottish Power disconnections.

Repairs to Pomilion Bridge complete. Minor Repairs to stairs and bridges (£6k) due to start Jan 13.

100% complete.

Contract complete.

100% complete; Nelson Street carried forward to 2013/14.

Work ongoing - 68% complete.

Implementation of one way system in Gourrock. Letters of objections maintained. Scheme abandoned. Replaced with signalised junction

Manor Crescent as part of requirements for proposed Quality Bus Partnership. Manor Crescent signals designed 12/13 (5k).

Construction estimate 110k for 13/14.

Complete.

Funding brought forward for fleet radios

Application for DPE powers to Scottish Govt accepted in draft. Lining and signing refresh ongoing.

Phase 2 Lunderston Bay complete. Access to schools complete. Drop kerbs complete

Port Glasgow Bus Station complete. Highholm Park and Ride practically complete - sub-station wall to follow in April. A8 bus corridor upgrading raised kerbs complete.

APPENDIX 1

Inverclyde Council

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	Job Status
	Est. Total Cost	Actuals 31/03/12	Approved Budget 2012/13	Revised Est. 2012/13	Actuals 26/02/13	Est. 2013/14	Est. 2014/15	Est. 2015/16	Estimate Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000
CFCR									
Flooding Strategy Ph 1 & 2	852	418	252	142	94	42	250	0	
Additional Flooding Works Investment	1,000	0	0	0	0	0	1000	0	
Additional Funding for Road Improvements	1,000	993	7	7	7	0	0	0	
Roads - CFCR Total	2,852	1,411	259	149	101	42	1,250	0	
Roads Asset Management Plan									
Core Funding	3,900					1,300	1,300	1,300	
Additional Funding for Road Improvements - Feb 2012	3,000		1,400	1,373	1,320	1,627			
2013/16 Budget Decisions:	5,900					1,100	2,400	2,400	
Additional CFCR	4,200						2,100	2,100	
Additional Prudential Borrowing									
Roads Asset Management Plan Total	17,000	0	1,400	1,373	1,320	4,027	5,800	5,800	0
ENVIRONMENTAL SERVICES - ROADS TOTAL	24,268	1,823	4,834	4,308	3,525	4,707	7,530	5,900	0
Environmental Services									
Supported Borrowing	460	418	42	42	27	0	0	0	
Knocknairshill Cemetery Ph5c	544	135	169	169	94	80	80	80	
Zero Waste Fund	1,004	553	211	211	121	80	80	80	
Environmental Services Supported Borrowing Total									
Prudentially Funded									
Knocknairshill Cemetery Ph5c	50	0	35	0	0	50	0	0	
Vehicles - Prudentially Funded per Transport Review (i)	11,105	6,249	750	308	255	380	1,198	2,970	
Environmental Services Prudentially Funded Total	11,155	6,249	785	308	255	430	1,198	2,970	
CFCR									
Play Areas (includes £76k of Supported Borrowing & £2 Environmental Services CFCR Total)	1,726	628	723	503	412	295	300	0	
Environmental Services CFCR Total	1,726	628	723	503	412	295	300	0	
ENVIRONMENTAL SERVICES - TOTAL	13,885	7,430	1,719	1,022	788	805	1,578	3,050	0

Woodstock Rd and Auchmountain Glen works complete. Flooding Study complete. Trash Screens spec being prepared. £48k moved to EMR for revenue spend as per Emergency Powers report dated Dec 2012

Awaiting outcome of study

53% complete. Gael/Jura St moved to next year. Requires weather window for proprietary treatment.

100% Complete. Gael SJ/Jura St too 2013/14; weather window for proprietary treatment required.

Phase 5C Completed

Works on paper and staircase bays underway.

Phase 5C Completed

£308k spend at 27/03/13. No further spend in 2012/13

Works completed at Burns Square. Works due to commence at Sir Michael Street

APPENDIX 1

Inverclyde
council

COMMITTEE: Environment & Regeneration

Project Name	1	2	3	4	5	6	7	8	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 28/02/13 £000	Est. 2013/14 £000	Est. 2014/15 £000	Est. 2015/16 £000	
Planning Services									
Supported Borrowing Former SNH Grant	64	50	14	14	1	0	0	0	
Planning Services Grant Funded Total	64	50	14	14	1	0	0	0	
PLANNING SERVICES TOTAL	64	50	14	14	1	0	0	0	Ongoing
ENVIRONMENT AND PLANNING TOTAL	38,217	9,303	6,567	5,344	4,314	5,512	9,108	8,950	0

COMMITTEE: Environment & Regeneration

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 28/02/13	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												
4,700	326	100	146	133	728	3,500			Mar-10	tda	tda	
400	400											
1,000	160	190	350	313	290	200						
250	250					250						
250												
6,600	886	290	496	446	1,018	4,200						
Prudentially Funded												
1,812	1,489	201	270	270	53				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.
4,583	4,076	705	399	399	70	38			Apr-11	Aug-12	Jun-12	Complete.
1,400	94	506	157	157	949	200			Mar-13	Oct-13	Oct-13	Site set up and clearance works commenced.
605	42	458	490	412	51	22			tda	tda	tda	
314	138	162	170	170	6				Jul-12	Oct-12	Mar-13	Complete.
700	50	50	50	50	50	650			Jan-12	Sep-12	Aug-12	Complete.
2,054	1,244	616	703	568	107				tda	tda	tda	Design to be commenced following agreement of site location.
50			25	25	25				Oct-10	Dec-11	May-12	Complete.
300					300				Jan-13	Feb-13	Apr-13	Works commenced. Awaiting delivery of drainage channels.
14			13	6	1							
68		130	68	68								
186						186						
2,698	2,599	99	19	1	80							
14,784	9,682	2,927	2,314	2,051	1,692	1,096						
Regeneration Services Prudentially Funded Total												
Grant Funding												
None												
Regeneration Services Additional Funding Total												
21,384	10,568	3,217	2,810	2,497	2,710	5,296						
Regeneration Services Total												

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 28/02/13	Est 2013/14	Est 2014/15	Est 2015/16	Future Years	Start Date	Original Completion Date	Current Completion Date		
Prudentially Funded														
Asset Management Plan														
Offices														
Greenock Municipal Buildings	2,470	1,883	510	520	516	67	25	73		Dec-10	Jan-12	Jun-12	Customer Contact Centre complete.	
Greenock Municipal Buildings Banking Hall Refurbishment	300			150	49	125				Jan-13	Apr-13	Apr-13	Nearing completion	
Greenock Municipal Buildings Balance	2,273			75	3	100	2,025						Auditors room complete, carriageway stair lighting complete, members' lounge complete, ICT training room and procurement offices complete. Customer centre blinds to commence imminently.	
Gourock Municipal Buildings	300			70	70	34	300			Jan-12	Mar-12	Apr-12	Complete	
Wellington Academy/Highholm Primary Demolition	342	238	161	70	70	34	100			May-13	Apr-14	Apr-14	Tenders returned. Awaiting acceptance.	
Wallace Place - Library Fit Out	100			17	17	250	49			Jan-12	Apr-14	Apr-14	First phase (Alterations to Business Store) complete	
Business Store	400	84	16	200	183	1,723	1,800			Jan-12	Mar-13	Mar-13	Tenders issued.	
Central Library Conversion	4,030	207	1,043	200	183	10	1,430	270	90					
William Street	1,800			1	1	49	400							
West Stewart Street	50			1	1	99								
Lease Expiry	500			1	1									
AMP Offices Complete on Site	15													
Depots														
Replacement Depot	11,200	256	1,644	1,000	947	1,700	7,100	1,144		Aug-12	Jan-14	Apr-14	Ground investigations completed. Design works progressing. Salt Barn complete. PQO for Civic Amenity site complete.	
Kim Drive Civic Amenity Site	700	1	649	67	67	143	450	39					Site investigations progressing. Design works commenced. Demolition complete.	
Materials Recycling Facility	1,600			842	842	29	729						Purchase of Inglisdon	
Prudentially Funded Total	26,080	2,684	4,023	2,943	2,696	4,079	14,609	1,675	90					
Property Assets and Facilities Management Total	34,124	5,534	5,949	4,637	3,802	5,516	15,672	2,675	90					
Community Investment Fund														
Supported Borrowing														
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1,109	879	208	12	12	120	98			Mar-13	May-12	Jul-13	Tenders returned. Landlord's consent awaited.	
Community Investment Fund Supported Borrowing Total	1,109	879	208	12	12	120	98							
Regeneration Total	56,617	16,981	9,374	7,459	6,311	8,346	21,066	2,675	90					