
Report To:	Environment & Regeneration Committee	Date:	31 October 2013
Report By:	Acting Corporate Director Environment, Regeneration & Resources and Head of Finance	Report No:	FIN/81/13/AP/MT
Contact Officer:	Matt Thomson	Contact No:	01475 712256
Subject:	Environment & Regeneration Capital Programme 2013/14 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 £90.453m, which means that the total projected spend is on budget.
- 2.3 Expenditure at 30th September is 22.22% of 2013/14 projected spend, net slippage of £0.053m (0.38%) is being reported, see paragraph 8.3 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 the Committee note the current position of the 2013/16 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2; and
- 3.2 that the Committee approve the virement of £40,000 from the Roads Asset Management Plan to Flooding Works.

Alan Puckrin
Acting Corporate Director
Environment, Regeneration & Resources

Jan Buchanan
Head of Finance

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.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 For Roads, the total allocation for 2013/14 is £5.117m - this comprises £1.090m from Core Capital funding and £4.027m from the Roads Asset Management Plan.

Total spend on carriageway and footway resurfacing/reconstruction, and street lighting, stands at approximately £2.1m to end September 2013, with the bulk of the spend on carriageways (at around 65% of carriageway budget). Overall, projects are generally proceeding to programme. Site works to footways and street lighting have commenced, with design work progressing - the bulk of the site works are programmed for later this financial year.

Two of the planned Traffic Measures schemes within the Roads Asset Management Plan have proved not to be feasible and it is proposed to vire the £40,000 relating to these schemes to address flooding issues at Castle Road and other affected areas. This is reflected in Appendix 1.

- 5.2 In March 2012 the Council approved a programme of projects for Flood Management funded from the Roads Capital budget for 2012/15. This included £1m for match funding for the Flood Action Plan 2012/13 – 2013/14.

The tender for the automatic trash screens was revised to include only design and manufacture. Tenders were invited with a return date of 11 October 2013 however both of the returned tenders were received late and therefore were rejected. It will be necessary to go back out to tender again.

Additional flooding work is required at Castle Road and various other affected areas totalling £40,000, see 5.1 above for funding.

- 5.3 The augmented designs of Port Glasgow Bus Station's shelters, to provide more protection from the wind, have been agreed. SPT have committed to provide the £5.5k funds to enable their contractor, Commutaports, to make the alterations in November.
- 5.4 The Highholm Park and Ride project is reporting an estimated underspend of £30,000. Work to complete the landscaping and boundary fencing will be complete by 12 October 2013. A response on the feasibility of creating a shorter access from the car park into Port Glasgow Station is awaited from Network Rail.
- 5.5 Tender returns for the SPT funded works to the N753 Cycle Route between Lunderston Bay and Kip Marina were received on 13 September 2013. Tenders ranging from £300k to £58k are currently being evaluated. The route is subject to legal agreement with land owners Ardgowan Estates and Holt Leisure. Ardgowan Estates have agreed in draft, which when finalised will allow work to start.

The design tender for the route between Inverkip and Wemyss Bay is about to be awarded to Hyder Consultants for £17k.

- 5.6 The Greenock Parking Strategy/ Decriminalised Parking Enforcement project's traffic regulation orders reached the closing date for public objections on 5 August 2013. 65 objections have been received. Arrangements are in place for an independent Reporter, should a Hearing to decide the objections be necessary.

Work to complete the refresh of all possible signs and lines and the tender for the PCN processing operation is ongoing.

- 5.7 Traffic signals at Manor Crescent/ Cardwell Road (£89k, Contractor Lochwynd) were introduced on 24 September 2013 on the grounds of road safety and as part of the Council's commitment to the Statutory Quality Bus Partnership with SPT, bus operators and Transport Scotland.
- 5.8 A review of Nittingshill Bridge in Quarriers Village has been awarded to URS, the original designer, for £12k to bring the existing design up to date to allow construction works for the replacement of the existing weak bridge to be tendered next year.
- 5.9 Procurement of the Battery Park Skatepark and Jacobs Drive Play Area is ongoing. Sir Michael Street Play Area is due to start pending a further legal document being finalised at the time of writing. Consultation with Port Glasgow West CC is underway as regards the proposed play area on the Barrs Brae site and with Larkfield, Branchton and Braeside CC re the proposed Braeside play area. Residents with a Taymouth Drive addresses will be consulted directly on the proposed play area on this site.
- 5.10 The Vehicle Replacement Programme has spent £110k to date with a further £298k currently committed. It is currently projected to spend £558k, an advancement from future years of £178k.
- 5.11 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: The scheme has received planning consent and the various planning conditions are undergoing purification. Detailed design work and Bills of Quantity for the works are currently being progressed as far as possible. The District Valuer has been instructed to undertake land valuations for the various land transactions and Heads of Terms are being progressed with landowners. Some difficulty is being experienced in the length of time required to secure the necessary dialogue and agreements with Network Rail, which will inevitably lead to a delay in the start of the project.
- 6.2 Sports & Pitches Strategy: Projects at Ravenscraig Stadium, Parklea, Nelson Street Sports Centre, Gourock Pool, South West Library, Broomhill & George Road pitches, Battery Park pitch and Birkmyre Park Kilmacolm are now complete. The works at Rankin Park Grass Pitch and Pavilion are progressing on site. Preliminary works for the replacement of the Waterfront's Refrigeration Plant are expected to start shortly.
- 6.3 Asset Management Plan – Offices/Depots: A separate report detailing progress on the Council's Offices and Depots Rationalisation programme forms part of the committee agenda.
- 6.4 Port Glasgow Town Hall: The first phase of electrical upgrades, the installation of the new reception desk and the refurbishment of the ground and first floor toilets are now complete. The tender for the upgrade of the lift has been accepted and works will commence on site in January. It is also proposed to carry out a first phase of window replacement and a further phase of electrical upgrades in financial year 2013/14.
- 6.5 Lunderston Bay Rangers Station and Public Toilet: The construction of the foundations and the services connections have been commenced.
- 6.6 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 30th September 2013. Expenditure to date is £3.121m (22.22% of the 2013/14 projected spend).

8.2 The current budget is £90.453m, made up of £14.123m supported borrowing, £58.368m prudential borrowing, £15.333m CFCR, £2.403m grant funding and £0.226m funding from external sources. The current projection is £90.453m 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>
Environmental & Commercial Services - Roads (Appendix 1)	21,657	21,657	0
Environmental and Commercial Services (Appendix 1)	13,588	13,588	0
Regeneration & Planning (Appendix 1)	64	64	0
Environmental & Commercial Services Total	35,309	35,309	0
Regeneration & Planning (Appendix 2)	21,612	21,612	0
Property Assets & Facilities Management (appendix 2)	32,423	32,423	0
Community Investment Fund (Appendix 2)	1,109	1,109	0
Regeneration Total	55,144	55,144	0
Total	90,453	90,453	0

8.3 The approved budget for 2013/14 is £14.100m. The Committee is projecting to spend £14.047m with net slippage into future years of £0.053m due to £0.222m within the Gourock Pier & Railhead Development, £0.087m within the AMP, £0.056m within Property Assets core allocation and £0.025m on the restoration of the SV Comet offset by projects advanced within the Vehicle Replacement Programme of £0.178m, Leisure Strategy of £0.124m and within the RAMP of £0.035m.

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 August 2013 (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.

APPENDIX 1

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/13</u>	<u>Approved Budget 2013/14</u>	<u>Revised Est 2013/14</u>	<u>Actual to 30/09/13</u>	<u>Est 2014/15</u>	<u>Est 2015/16</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>
Environmental Services - Roads								
Supported Borrowing								
Carried Forward from previous years								
Baker St Land Acquisition	110	14	96	96		0	0	0
Previous Years Provisions:								
Footway Reconstruction/Resurfacing	46		46	46		0	0	0
Traffic Measures	90		90	90		0	0	0
Bridge Strengthening	31		31	31	0	0	0	0
Lighting, Lit signs & Bollards	10		10	10	7	0		
Complete on Site	5		5	5				
Residual Provision	285		80	80	22	105	100	0
Roads - Supported Borrowing Total	577	14	358	358	29	105	100	0
Prudentially Funded								
Parking Strategy (£238k funded CFCR)	354	34	70	70	13	250	0	
Roads - Prudentially Funded Total	354	34	70	70	13	250	0	0
Grant Funding								
Cycling, Walking & Safer Streets	210		85	85	5	125	0	0
SPT	1,644	1,163	481	481	59	0	0	0
Sustrans	20		20	20	0			
Roads - Grant Funding Total	1,874	1,163	586	586	64	125	0	0
CFCR								
Flooding Strategy Ph 1 & 2	852	588	42	42	0	222	0	0
Additional Flooding Works Investment	1,000	0	0	0	0	1,000	0	0
Additional Flooding Works, Castle Road and Others	40		40	40				
Roads - CFCR Total	1,892	588	82	82	0	1,222	0	0
Mixed Funding - Roads Asset Management Plan								
Core Funding	3,900		1,300	1,300	477	1,300	1,300	0
Additional Funding for Road Improvements - Feb 2012	3,000	1,373	1,627	1,627	1,600	0		
2013/16 Budget Decisions:								
Additional CFCR	5,860		1,060	1,095		2,365	2,400	0
Additional Prudential Borrowing	4,200					2,100	2,100	0
Roads Asset Management Plan Total	16,960	1,373	3,987	4,022	2,077	5,765	5,800	0
ENVIRONMENTAL SERVICES - ROADS TOTAL	21,657	3,172	5,083	5,118	2,183	7,467	5,900	0

APPENDIX 1

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/13</u>	<u>Approved Budget 2013/14</u>	<u>Revised Est 2013/14</u>	<u>Actual to 30/09/13</u>	<u>Est 2014/15</u>	<u>Est 2015/16</u>	<u>Future Years</u>
	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services								
Supported Borrowing								
Knocknairshill Cemetery Ph5c	460	445	15	15		0	0	0
Zero Waste Fund	247		87	87	20	80	80	0
Environmental Services Supported Borrowing Total	707	445	102	102	20	80	80	0
Prudentially Funded								
Knocknairshill Cemetery Ph5c	50	0	50	50		0	0	0
Vehicles - Prudentially Funded per Transport Review (includes £850k of CFCR in 10/11)	11,105	6,557	380	558	110	1,020	2,970	0
Environmental Services Prudentially Funded Total	11,155	6,557	430	608	110	1,020	2,970	0
CFCR								
Play Areas (includes £76k of Supported Borrowing & £226k of funding from Bonds)	1,726	1,063	363	363	51	300	0	0
Environmental Services CFCR Total	1,726	1,063	363	363	51	300	0	0
ENVIRONMENTAL SERVICES - TOTAL	13,588	8,065	895	1,073	181	1,400	3,050	0
Planning Services								
Supported Borrowing								
Former SNH Grant	64	51	13	13		0	0	0
Planning Services Supported Borrowing Total	64	51	13	13	0	0	0	0
PLANNING SERVICES TOTAL	64	51	13	13	0	0	0	0
ENVIRONMENT AND PLANNING TOTAL	35,309	11,288	5,991	6,204	2,364	8,867	8,950	0
Summary Per Funding Source								
Supported Borrowing	5,324	586	1,773	1,773	526	1,485	1,480	
Prudentially Funded	15,204	6,290	430	608	123	3,236	5,070	
CFCR	12,380	2,734	3,190	3,225	1,651	4,021	2,400	
Grant Funding	2,175	1,464	586	586	64	125		
External	226	214	12	12				
Environmental Total	35,309	11,288	5,991	6,204	2,364	8,867	8,950	

COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>
	<u>Est Total Cost</u>	<u>Actual to 31/3/13</u>	<u>Approved Budget 2013/14</u>	<u>Revised Est 2013/14</u>	<u>Actual to 30/09/13</u>	<u>Est 2014/15</u>	<u>Est 2015/16</u>	<u>Future Years</u>	<u>Start Date</u>	<u>Original Completion Date</u>	<u>Current Completion Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>			
Regeneration and Planning											
Supported Borrowing											
Gourock Pier & Railhead Development Area (includes £300k from CFCR)	4,700	478	722	500	3	3,722	0				
Gourock Transport - Old Costs	400	400									
Regeneration and Planning Supported Borrowing Total	5,100	878	722	500	3	3,722	0	0			
Prudentially Funded											
Leisure Strategy											
Ravenscraig Stadium Refurbishment	1,836	1,790	22	46	25	0	0		Apr-11	Jan-12	Sep-12
Parklea Pavilion and Juniors Facility	4,678	4,528	17	150	44	0	0		Apr-11	Aug-12	Jun-12
Rankin Park Grass Pitch and Pavilion	1,400	271	929	929	296	200	0		Mar-13	Oct-13	Oct-13
Nelson Street Sports Centre Refurbishment	625	567	16	36		22	0		Jun-12	Oct-12	Mar-13
New Community Facility Broomhill (includes £200k CFCR)	700	0	50	50	12	650	0				
Gourock Pool Refurbishment	2,039	2,001	53	38		0	0		Oct-10	Dec-11	May-12
Gourock Pool Remedial Works	50	22	28	28	23	0	0		Jan-13	Feb-13	Apr-13
Waterfront Ice Rink	299	0	300	274	26	25	0		Tba		
Pitches Strategy											
Leisure & Pitches Contingency	63	0	0	0		63	0				
Leisure & Pitches Complete on site	3,094	2,995	99	87		12	0				
Regeneration and Planning Prudentially Funded Total	14,784	12,174	1,514	1,638	426	972	0	0			
Grant Funding/CFCR											
SV Comet	228	94	134	109		25	0		Tba		
Regeneration of Port Glasgow Town Centre	1,000	616	184	184		200	0				
Further Regeneration of Port Glasgow Town Centre	250					250	0				
Broomhil Regeneration	250					250	0				
Regeneration and Planning Additional Funding Total	1,728	710	318	293	0	725	0	0			
Regeneration Services Total	21,612	13,762	2,554	2,431	429	5,419	0	0			

COMMITTEE: ENVIRONMENT & REGENERATION

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	<u>Est Total</u> <u>Cost</u>	<u>Actual to</u> <u>31/3/13</u>	<u>Approved</u> <u>Budget</u> <u>2013/14</u>	<u>Revised Est</u> <u>2013/14</u>	<u>Actual to</u> <u>30/09/13</u>	<u>Est 2014/15</u>	<u>Est 2015/16</u>	<u>Future</u> <u>Years</u>	<u>Start Date</u>	<u>Original</u> <u>Completion</u> <u>Date</u>	<u>Current</u> <u>Completion</u> <u>Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>			
Property Assets and Facilities Management											
Supported Borrowing											
<u>Property Assets Allocation Previous Years</u>											
DDA Works 2012/13	202	145	47	57	71	0			Apr-12	Mar-13	Sep-13
Demolitions	36	28	14	8	2	0			Apr-12	Mar-13	Oct-13
Balance	0		11	0		0					
<u>Property Assets Allocation 2013/14</u>											
Port Glasgow Town Hall Windows Phase 1	50	0	50	50	1	0	0	0	Jan-14	Feb-14	Feb-14
Health and Safety Works	95	0	95	95	7	0	0	0	Apr-13	Mar-14	Mar-14
Battery Park Sea Defences	197	0	170	170	8	27	0	0	Oct-14	Dec-14	Dec-14
Waterfront Refrigeration Plant Contribution	100	0	100	100		0	0	0	Tba		
Waterfront Tusk Repairs	43	0	40	41	41	2	0	0	Jul-13	Aug-14	Aug-14
Reservoirs	50	0	50	50	2	0	0	0	Apr-13	Mar-14	Mar-14
Demolitions	23	0	25	20	5	3	0	0	Apr-13	Mar-14	Mar-14
Inverclyde Leisure Essential Upgrades	25	0	25	25		0	0	0	Apr-13	Mar-14	Mar-14
Design and Precontract Allocation	50	0	50	50	5	0	0	0	Apr-13	Mar-14	Mar-14
Comet Canopy Contribution	30	0	30	30		0	0	0	Tba		
Fire Safety Works	50	0	50	50	6	0	0	0	Apr-13	Mar-14	Mar-14
Various Rewiring Projects	175	0	175	175		0	0	0	Apr-13	Mar-14	Mar-14
DDA Works	15	0	60	15		0	0	0	Apr-13	Mar-14	Mar-14
Minor Works	104	0	80	80	11	24	0	0	Apr-13	Mar-14	Mar-14
General Provision	2,000	0	0	0		1,000	1,000				
Arts Guild	2,750	2,739	11	11		0	0		Nov-10	Jun-12	Nov-12
Port Glasgow Town Centre Refresh of Town Hall (CFCR) (includes £500k CFCR, 208K in 10/11 and 292 in 11/12)	250	23	164	164		63	0		Jun-12	Mar-14	Mar-14
Property Assets Supported Borrowing Total	6,245	2,935	1,247	1,191	159	1,119	1,000	0			
Complete On Site											
Supported Borrowing											
Complete on Site Allocation	98	0	98	98	15	0	0				
Complete on Site Supported Borrowing Total	98	0	98	98	15	0	0	0			

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8	9	10	11
	Est Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 30/09/13	Est 2014/15	Est 2015/16	Future Years	Start Date	Original Completion Date	Current Completion Date
	£000	£000	£000	£000	£000	£000	£000	£000			
Prudentially Funded											
<u>Asset Management Plan:</u>											
<u>Offices</u>											
Greenock Municipal Buildings Customer Centre	2,470	2,399	71	71		0	0	0	Dec-10	Jan-12	Jun-12
Greenock Municipal Buildings Banking Hall Refurbishment	256	203	72	28	5	25	0		Jan-13	Apr-13	Apr-13
Greenock Municipal Buildings Balance	2,317	42	133	133	10	2,069	73	0			
Gourock Municipal Buildings	300	0	0	0		300	0	0			
Wellington Academy/Highholm Primary Demolition	342	288	54	54		0	0	0	Jan-12	Mar-12	Apr-12
Wallace Place - Library Fit Out	100	0	0	0		100	0	0			
Business Store	400	122	0	0		229	49	0	Jan-12	Tba	Tba
Central Library Conversion	4,030	399	1,731	1,731	42	1,800	100	0	Sep-13	Jul-14	Jul-14
William St	1,800		10	10		1,430	270	90			
West Stewart Street	50	1	49	6	6	43	0	0			
Lease Expiry	500	0	100	100		400	0	0			
AMP Offices Complete on site	15	15									
<u>Depots</u>											
Replacement Depot	11,200	1,247	1,709	1,709	81	7,100	1,144	0	Aug-12	Apr-15	Apr-15
Kirn Drive Civic Amenity Site	700	66	145	145	1	450	39	0			
Materials Recycling Facility	1,600	855	16	16		729	0	0			
Prudentially Funded Total	26,080	5,637	4,090	4,003	145	14,675	1,675	90			
Property Assets and Facilities Management Total	32,423	8,572	5,435	5,292	319	15,794	2,675	90			
Community Investment Fund											
<u>Supported Borrowing</u>											
Community Investment Fund (includes £203k funded from CFCR) (note: remaining budget allocated to Lunderston Bay Visitor Facility)	1,109	891	120	120	5	98	0		Sep-13	Oct-13	Jan-14
Community Investment Fund Supported Borrowing Total	1,109	891	120	120	5	98	0	0			
Regeneration Total	55,144	23,225	8,109	7,843	753	21,311	2,675	90			

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	<u>Est Total Cost</u>	<u>Actual to 31/3/13</u>	<u>Approved Budget 2013/14</u>	<u>Revised Est 2013/14</u>	<u>Actual to 30/09/13</u>	<u>Est 2014/15</u>	<u>Est 2015/16</u>	<u>Future Years</u>	<u>Start Date</u>	<u>Original Completion Date</u>	<u>Current Completion Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>			
Summary Per Funding Source											
Supported Borrowing	8,799	3,678	2,023	1,745	182	2,376	1,000	0			
Prudentially Funded	43,164	17,763	5,602	5,639	571	17,997	1,675	90			
CFCR	2,953	1,690	350	350	0	913	0	0			
Grant Funding	228	94	134	109	0	25	0	0			
Regeneration Total	55,144	23,225	8,109	7,843	753	21,311	2,675	90			