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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 January 2014</b>
<b>Report By:</b>	<b>Acting Corporate Director Environment, Regeneration and Resources and Head of Finance</b>	<b>Report No:</b>	<b>FIN/98/13/AP/JMC</b>
<b>Contact Officer:</b>	<b>John McConnell</b>	<b>Contact No:</b>	<b>01475 712264</b>
<b>Subject:</b>	<b>Environment &amp; Regeneration Capital Programme 2013/14 to 2015/16 - Progress</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects 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 8.2 that the projected spend is £89.594m, which means that the total projected spend is under budget by £0.159m. The underspend relates to grant funded projects within Roads, the unused funding will be returned.
- 2.3 Expenditure at 31<sup>st</sup> October is 38.11% of 2013/14 projected spend, net slippage of £2.507m (17.84%) is being reported. The slippage relates mainly to the AMP - Depots (£1.363m) and Gourock Pier & Railhead Development Area (£0.622m), see paragraph 8.3 for further details. This is an increase in slippage of £2.213m (15.74%) since last Committee.
- 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 2013/16 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

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 £5.083m - this comprises £1.096m from Core Capital funding and £3.987m from the Roads Asset Management Plan.

Total spend on carriageway and footway resurfacing/reconstruction, and street lighting, stands at approximately £2.6m to 15 November 2013, with the majority of the spend on carriageways. Overall, projects are generally proceeding to programme. Site works to footways and street lighting have commenced, with design work progressing and the majority of the site works are programmed for later this financial year.

- 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.

At the previous Committee, funding of £25k was approved to fund a bid submission of £2.3 million with £1m being approved for projects should the government funding not be forthcoming. Grontmij has since been commissioned to work up and cost draft designs to enable a funding bid to be made early in the New Year.

The second attempt to tender for the automatic trash screens has resulted in one submission being delivered after the deadline. Officers intend to go to tender a third time for one prototype, to be monitored while in service, before committing to further expenditure.

- 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. This work is expected to be completed by December 2013.
- 5.4 The Highholm Park and Ride project is reporting an estimated underspend of £49k. All works are complete and Scottish Power has been invoiced for their agreed contribution of half of the cost of repairs to the Highholm Avenue substation retaining wall, £24.5k. In response to issues raised about the access from the car park into Port Glasgow Station, Network Rail has stated that there are no plans to create a shorter access route or to make the station DDA compliant in the near future.
- 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 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. A draft revised agreement was sent to Ardgowan Estates for acceptance week commencing 18 November. Unused grant of £70k to be returned to SPT.

The design tender for the route between Inverkip and Wemyss Bay has been awarded to Hyder Consultants for £17k. Preliminary costed route options have been proposed and detailed design will follow. Unused grants of £10k to be returned to Sustrans and £30k to be returned to SPT.

- 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. A special Environment & Regeneration Committee was held on 27 November to decide on the arrangements for an independent Reporter to decide on the maintained objections at a public hearing. Work to complete the refresh of all possible signs and lines has been concluded. The tender for the PCN processing operation is ongoing.
- 5.7 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. Draft comments have been exchanged between the Council and URS and a draft report is expected shortly.
- 5.8 The Vehicle Replacement Programme has spent £180k to date with a further £228k committed. It is currently projected to spend £558k, an advancement from future years of £178k.
- 5.9 The latest phase of cemetery development at Knocknairshill Cemetery is complete resulting in a £65k underspend. The underspend will be slipped into next year's cemetery development review and asset management plan
- 5.10 Battery Park Skatepark will be tendered in the new year with work scheduled to commence in the spring. Therefore the £175k allocated funds will be slipped into next financial year.
- 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: A productive meeting has been held with Network Rail and First Group with only minor design changes to the layout being required. Billing is underway with a view to tenders being issued before Christmas. Network Rail is now seeking the necessary internal and external approvals and legal documentation between Inverclyde Council, Network Rail, CMAL and Riverside Inverclyde is being progressed. Works are currently programmed to commence on site in summer 2014.
- 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. The replacement of the Waterfront's Refrigeration Plant will commence in early 2014.
- 6.3 Asset Management Plan – Offices: The Customer Contact Centre at Greenock Municipal Buildings is complete together with the Banking Hall and the landscaping works to Clyde Square. The refurbishment of Wallace Place, the provision of the Port Glasgow Hub and the conversion of the Central Library are currently progressing on site
- 6.4 Asset Management Plan – Depots: The Salt Barn at Pottery Street and the demolition of the nissen huts are complete. The tenders for the Civic Amenity Site are due to be returned imminently. Design works for the Vehicle Maintenance Buildings are progressing. Surveys and investigation works for the upgrading of the Kirn Drive Civic Amenity Site have been completed and design work is progressing.
- 6.5 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 early 2014.

- 6.6 Lunderston Bay Rangers Station and Public Toilet: The construction of the foundations and the services connections have been commenced. The portakabin is due for delivery in January. Services connections will be completed immediately thereafter.
- 6.7 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 31<sup>st</sup> October 2013. Expenditure to date is £4.399m (38.11% of the 2013/14 projected spend).
- 8.2 The current budget is £89.753m, made up of £14.123m supported borrowing, £57.868m prudential borrowing, £15.133m CFCR, £2.403m grant funding and £0.226m funding from external sources. The current projection is £89.594m which is under budget by £0.159m.

<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	21,498	(159)
Environmental and Commercial Services (Appendix 1)	13,588	13,588	0
Regeneration & Planning (Appendix 1)	64	64	0
<b>Environmental &amp; Commercial Services Total</b>	<b>35,309</b>	<b>35,150</b>	<b>(159)</b>
Regeneration & Planning (Appendix 2)	20,912	20,912	0
Property Assets & Facilities Management (appendix 2)	32,423	32,423	0
Community Investment Fund (Appendix 2)	1,109	1,109	0
<b>Regeneration Total</b>	<b>54,444</b>	<b>54,444</b>	<b>0</b>
<b>Total</b>	<b>89,753</b>	<b>89,594</b>	<b>(159)</b>

8.3 The approved budget for 2013/14 is £14.050m. The Committee is projecting to spend £11.543m with net slippage, including underspends, into future years of £2.507m due to £1.363m within the AMP - Depots, £0.622m within the Gourock Pier & Railhead Development, £0.205m within Property Assets core allocation, £0.175m within Play Areas, £0.159m underspends within roads grant funded projects, £0.125m on the restoration of the SV Comet and £0.065m on Knocknairshill Cemetery offset by projects advanced within the Vehicle Replacement Programme of £0.178m and Leisure Strategy of £0.121m.

## **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.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 31/10/13	Est 2014/15	Est 2015/16	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Environmental Services - Roads</b>								
Supported Borrowing								
Carried Forward from previous years								
Baker St Land Acquisition	110	14	96	96	1	0	0	0
Previous Years Provisions:								
Footway Reconstruction/Resurfacing	46	0	46	46	14	0	0	0
Traffic Measures	90	0	90	90	77	0	0	0
Bridge Strengthening	31	0	31	31	1	30	0	0
Lighting, Lit signs & Bollards	10	0	10	10	7	0	0	0
Complete on Site	5	0	5	5	0	0	0	0
Residual Provision	285	0	80	80	32	105	100	0
Roads - Supported Borrowing Total	577	14	358	328	132	135	100	0
<b>Prudentially Funded</b>								
Parking Strategy (£238k funded CFR)	354	34	70	70	14	250	0	0
Roads - Prudentially Funded Total	354	34	70	70	14	250	0	0
<b>Grant Funding</b>								
Cycling, Walking & Safer Streets	210		85	85	15	125	0	0
SPT	1,495	1,163	481	332	81	0	0	0
Sustrans	10	0	20	10	0	0	0	0
Roads - Grant Funding Total	1,715	1,163	586	427	96	125	0	0
<b>CFOR</b>								
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	0	40	40	0	0	0	0
Roads - CFOR Total	1,892	588	82	82	0	1,222	0	0
<b>Mixed Funding - Roads Asset Management Plan</b>								
Core Funding	3,900	0	1,300	1,300	778	1,300	1,300	0
Additional Funding for Road Improvements - Feb 2012	3,000	1,373	1,627	1,627	1,600	0	0	0
2013/16 Budget Decisions:								
Additional CFOR	5,860	0	1,060	1,015	35	2,445	2,400	0
Additional Prudential Borrowing	4,200	0	0	0	0	2,100	2,100	0
Roads Asset Management Plan Total	16,960	1,373	3,967	3,942	2,413	5,845	5,800	0
<b>ENVIRONMENTAL SERVICES - ROADS TOTAL</b>	21,498	3,172	5,083	4,849	2,855	7,577	5,900	0

## COMMITTEE: ENVIRONMENT &amp; REGENERATION

1	2	3	4	5	6	7	8
Est. Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 31/10/13	Est 2014/15	Est 2015/16	Future Years
£000	£000	£000	£000	£000	£000	£000	£000
	460	445	15	0	0	15	0
	247	0	87	87	29	80	80
	707	445	102	87	29	95	80
	50	0	50	0	0	50	0
	11,105	6,557	380	558	180	1,020	2,970
	11,155	6,557	430	558	180	1,070	2,970
	1,726	1,063	363	188	56	475	0
	1,726	1,063	363	188	56	475	0
	13,588	8,065	895	833	265	1,640	3,050
	64	51	13	13	0	0	0
	64	51	13	13	0	0	0
	64	51	13	13	0	0	0
	35,150	11,288	5,991	5,695	2,920	9,217	8,950
	5,324	586	1,773	1,728	939	1,530	1,480
	15,204	6,290	430	558	194	3,286	5,070
	12,380	2,734	3,190	2,970	1,691	4,276	2,400
	2,016	1,464	586	427	96	125	0
	226	214	12	12	0	0	0
	35,150	11,288	5,991	5,695	2,920	9,217	8,950

**Environmental Services****Supported Borrowing**

Knocknairshill Cemetery Ph5c

Zero Waste Fund

**Environmental Services Supported Borrowing Total****Prudentially Funded**

Knocknairshill Camelry Ph5c

Vehicles - Prudentially Funded per Transport Review (includes £850k of CFGR in 10/11)

**Environmental Services Prudentially Funded Total****CFGR**

Play Areas (includes £76k of Supported Borrowing &amp; £226k of funding from Bonds)

**Environmental Services CFGR Total****ENVIRONMENTAL SERVICES - TOTAL****Planning Services****Supported Borrowing**

Former SNH Grant

**Planning Services Supported Borrowing Total****PLANNING SERVICES TOTAL****ENVIRONMENT AND PLANNING TOTAL****Summary Per Funding Source****Supported Borrowing**

Prudentially Funded

**CFGR**

Grant Funding

External

**Environmental Total**

## COMMITTEE: ENVIRONMENT &amp; REGENERATION

1	2	3	4	5	6	7	8
Est Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 31/10/13	Est 2014/15	Est 2015/16	Future Years
£000	£000	£000	£000	£000	£000	£000	£000
<b>Regeneration and Planning</b>							
<b>Supported Borrowing</b>							
	4,700	722	100	3	1,122	3,000	0
Gourock Pier & Railhead Development Area (includes £300k from CFCR)	400	0	0	0	0	0	0
Gourock Transport - Old Costs							
	5,100	722	100	3	1,122	3,000	0
<b>Regeneration and Planning Supported Borrowing Total</b>							
<b>Prudentially Funded</b>							
	1,836	22	46	25	0	0	0
Leisure Strategy	4,678	17	150	52	0	0	0
Ravensraig Stadium Refurbishment	1,400	929	929	361	200	0	0
Parklea Pavilion and Juniors Facility		16	36	0	22	0	0
Rankin Park Grass Pitch and Pavilion	625	53	35	0	0	0	0
Nelson Street Sports Centre Refurbishment	2,036	28	28	23	0	0	0
Gourock Pool Refurbishment	50	300	274	26	25	0	0
Gourock Pool Remedial Works	299						
Waterfront Ice Rink							
	66	0	0	0	66	0	0
Pitches Strategy	3,094	99	87	0	12	0	0
Leisure & Pitches Contingency							
Leisure & Pitches Complete on site							
	14,084	1,464	1,585	487	325	0	0
	12,174						
<b>Regeneration and Planning Prudentially Funded Total</b>							
<b>Grant Funding/CFCR</b>							
	228	134	9	0	125	0	0
SV Comet	1,000	184	167	88	217	0	0
Regeneration of Port Glasgow Town Centre	250	0	0	0	250	0	0
Further Regeneration of Port Glasgow Town Centre	250	0	0	0	250	0	0
Broomhill Regeneration							
	1,728	318	176	88	842	0	0
	710						
<b>Regeneration and Planning Additional Funding Total</b>							
	20,912	2,504	1,861	578	2,289	3,000	0
	13,762						
<b>Regeneration Services Total</b>							



## COMMITTEE: ENVIRONMENT &amp; REGENERATION

Project Name	1	2	3	4	5	6	7	8
Est Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 31/10/13	Est 2014/15	Est 2015/16	Future Years	£000
£000	£000	£000	£000	£000	£000	£000	£000	£000
<b>Property Assets and Facilities Management</b>								
<b>Supported Borrowing</b>								
Property Assets Allocation Previous Years								
DDA Works 2012/13	177	145	47	32	72	0	0	0
Demolitions	36	28	14	8	2	0	0	0
Balance	16	0	11	0	0	16	0	0
Property Assets Allocation 2013/14								
Port Glasgow Town Hall Windows Phase 1	50	0	50	50	1	0	0	0
Health and Safety Works	98	0	95	90	16	8	0	0
Battery Park Sea Defences	197	0	170	170	17	27	0	0
Waterfront Refrigeration Plant Contribution	100	0	100	100	0	0	0	0
Waterfront Tusk Repairs	43	0	40	42	42	1	0	0
Reservoirs	50	0	50	50	15	0	0	0
Demolitions	23	0	25	20	6	3	0	0
Inverclyde Leisure Essential Upgrades	25	0	25	25	0	0	0	0
Design and Precontract Allocation	50	0	50	50	11	0	0	0
Comet Canopy Contribution	30	0	30	0	0	30	0	0
Fire Safety Works	50	0	50	50	6	0	0	0
Various Rewiring Projects	175	0	175	100	0	75	0	0
DDA Works	15	0	60	0	0	15	0	0
Minor Works	110	0	80	80	30	30	0	0
General Provision	2,000	0	0	0	0	1,000	1,000	0
Arts Guild	2,750	2,739	11	11	11	0	0	0
Port Glasgow Town Centre Refresh of Town Hall (CFCR)	250	23	164	164	0	63	0	0
<b>Property Assets Supported Borrowing Total</b>	<b>6,245</b>	<b>2,935</b>	<b>1,247</b>	<b>1,042</b>	<b>229</b>	<b>1,268</b>	<b>1,000</b>	<b>0</b>
<b>Complete On Site</b>								
<b>Supported Borrowing</b>								
Complete on Site Allocation	98	0	98	98	16	0	0	0
<b>Complete on Site Supported Borrowing Total</b>	<b>98</b>	<b>0</b>	<b>98</b>	<b>98</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est. Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 31/10/13	Est 2014/15	Est 2015/16	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Prudentially Funded</b>								
<b>Asset Management Plan:</b>								
Offices								
Greenock Municipal Buildings Customer Centre	2,470	2,399	71	71	0	0	0	0
Greenock Municipal Buildings Banking Hall Refurbishment	256	203	72	5	5	48	0	0
Greenock Municipal Buildings Balance	2,317	42	133	33	11	669	1,573	0
Gourock Municipal Buildings	300	0	0	0	0	0	300	0
Wellington Academy/Highholm Primary Demolition	342	288	54	54	0	0	0	0
Wallace Place - Library Fit Out	100	0	0	0	0	100	0	0
Business Store	400	122	0	0	48	229	49	0
Central Library Conversion	4,030	399	1,731	1,731	86	1,800	100	0
William St	1,800	0	10	0	0	0	1,710	90
West Stewart Street	50	1	49	6	6	0	43	0
Lease Expiry	500	0	100	303	303	197	0	0
AMP Offices Complete on site	15	15	0	0	0	0	0	0
Depots								
Replacement Depot	11,200	1,247	1,709	509	153	2,300	6,000	1,144
Kilm Drive Civic Amenity Site	700	66	145	15	1	450	169	0
Materials Recycling Facility	1,600	855	16	0	0	0	745	0
<b>Prudentially Funded Total</b>	<b>26,080</b>	<b>5,637</b>	<b>4,090</b>	<b>2,727</b>	<b>613</b>	<b>5,793</b>	<b>10,689</b>	<b>1,234</b>
<b>Property Assets and Facilities Management Total</b>	<b>32,423</b>	<b>8,572</b>	<b>5,435</b>	<b>3,867</b>	<b>858</b>	<b>7,061</b>	<b>11,689</b>	<b>1,234</b>
<b>Community Investment Fund</b>								
<b>Supported Borrowing</b>								
Community Investment Fund (includes £203k funded from CFCR) (note: remaining budget allocated to Lunderston Bay Visitor Facility)	1,109	891	120	120	43	98	0	0
<b>Community Investment Fund Supported Borrowing Total</b>	<b>1,109</b>	<b>891</b>	<b>120</b>	<b>120</b>	<b>43</b>	<b>98</b>	<b>0</b>	<b>0</b>
<b>Regeneration Total</b>	<b>54,444</b>	<b>23,225</b>	<b>8,059</b>	<b>5,848</b>	<b>1,479</b>	<b>9,448</b>	<b>14,689</b>	<b>1,234</b>

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/13	Approved Budget 2013/14	Revised Est 2013/14	Actual to 31/10/13	Est 2014/15	Est 2015/16	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Summary Per Funding Source</b>								
Supported Borrowing	8,799	3,678	2,023	1,196	291	2,425	1,500	0
Prudentially Funded	42,664	17,811	5,554	4,312	1,100	6,118	13,189	1,234
CFCR	2,753	1,642	348	331	88	780	0	0
Grant Funding	228	94	134	9	0	125	0	0
<b>Regeneration Total</b>	<b>54,444</b>	<b>23,225</b>	<b>8,059</b>	<b>5,848</b>	<b>1,479</b>	<b>9,448</b>	<b>14,689</b>	<b>1,234</b>