
Report To:	Environment & Regeneration Committee	Date:	15 January 2015
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/78/14AP/JMcC
Contact Officer:	John McConnell	Contact No:	01475 712264
Subject:	Environment & Regeneration Capital Programme 2014/15 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. The Environmental and Regeneration elements of the Committee's Capital Programme are presented in separate Appendices.
- 2.2 It can be seen from 7.2 that the projected spend is £82.976m, which means that the total projected spend is on budget.
- 2.3 Expenditure at 10th November is 49.80% of 2014/15 projected spend, net slippage of £1.918m (10.72%) is being reported. The slippage relates mainly to the Office and Depot AMP, see paragraph 7.3 for further details. This is a net increase in slippage of £0.378m (2.12%) since last Committee, mainly due to Broomhill Regeneration (£0.120m) and Leisure & Pitches Complete on Site (£0.106m).
- 2.4 Officers are looking at ways of reducing costs within the Depot and Office AMP models in order to deliver recurring revenue savings towards the 2015/17 revenue budget.

3.0 RECOMMENDATIONS

- 3.1 That Committee note the current position of the 2014/16 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

Alan Puckrin
Chief Financial Officer

Aubrey Fawcett
Corporate Director
Environment, Regeneration
& Resources

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. This report also reflects decisions agreed by Council in February 2014.
- 4.2 Subsequent to the approval of the budget in February 2014 further Capital Grant funding for flooding works of £1.743m has been approved by the Scottish Government in 2015/16. The Flooding budget has been increased accordingly.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 For Roads (carriageways, footways, lighting, and structures) the revised total allocation for 2014/15 is £6.620m - this comprises £1.041m from Core Capital funding and £5.565m from the Roads Asset Management Plan.
- 5.2 For roads carriageways, the original programme is largely complete. The £600,000 brought forward from 2015/16 is being allocated to resurfacing works at Cumberland Road, Newton Street, Fancy Farm Road, Old Inverkip Road, Bridgend Avenue, and High Carnegie Road, with schemes progressing to programme. In addition, and due to some of the completed schemes coming in slightly under budget, further schemes at Grieve Road, Coll Avenue and Colonsay Avenue will be undertaken later this financial year. All these schemes have been promoted from the approved reserve list. Following consideration of capacity of the Internal Operations Unit and an identified underspend on the preparatory work for proprietary surface treatments, it is proposed to carry out additional schemes as follows; Pennyfern Road, Greenock and Angus Road, Greenock (both of which are from the approved reserve list); Glen Avenue, Port Glasgow (not on the approved reserve list but on the basis of scheme reprioritisation and the fact that the adjacent St Johns PS is closed for refurbishment), and Ashton Place, Gourrock (on the basis of reprioritisation given its poor condition). The above requires a further £32,000 from 2015/16.
- 5.3 For roads footways, schemes are being progressed on site and are on programme. An additional £50,000 is proposed to be brought forward from 2015/16 and this work will be tendered to the private sector, and implemented on site this financial year. The following proposed schemes will be implemented and are drawn from the approved reserve list; Broadstone Avenue, Port Glasgow (South Side, Birkmyre Avenue to Mackie Avenue) and Duchal Street, Port Glasgow (South Side, Dubbs Road to corner).
- 5.4 For street lighting, the development of the outline business case and final business case for the Street Lighting strategy is concluding. This is the subject of a separate report to this Committee. Lighting column replacements and lantern replacement schemes ongoing and to programme.
- 5.5 Contractors have installed the automatic trash screen at Crescent Street, officers are working to provide a power supply and security fencing to enable testing to commence. Works at Aberfoyle Road are out to tender with responses due back on 12 December. Works are programmed to start on 2 February 2015 and are expected to spend the remaining budget by the end of March 2015. A more detailed report on flooding is elsewhere in the agenda.
- 5.6 The Greenock Parking Strategy/ Decriminalised Parking Enforcement is operational with the bulk of the capital budget having been incurred. Variation traffic orders are being promoted in response to requests from Greenock town centre traders. Costs associated with the required new signs, estimated at £20,000 will require to be contained within the Parking memorandum account. Officers have begun work to appraise resident parking permit scheme options as requested by Members.
- 5.7 The Nittingshill Bridge (Quarrier's Village) replacement tender has been awarded and a variation order will be issued for the diversion of the water main through the bridge for up to £94,000. Consultant URS is being pursued through its PI insurance for consequential delay

costs. SEPA approval of the contractor's working methods is now in place.

5.8 Traffic measures underspend of £34,000, primarily due to a low tender price for the IRH pedestrian crossing, is hoped to be rectified by bring forward traffic calming works from 2015/16.

5.9 The play area investment programme is ongoing with works either in progress or planned for later this financial year.

Work is in progress on the Barr's Brae, Braeside and Wellpark sites. The new play area at Birkmyre Port Glasgow is complete, but it will not be open until next spring as seeding of the surrounds will not be carried out till then. Work on Battery Park Skate Park is due to start in January 2015 and is expected to be completed by the end of March 2015.

5.10 The new MUGA and play area works at Fox Street will be started this financial year, but not completed until early next financial year.

Next year Battery Park, Ashton and Gibshill play areas are due to be completed. The proposed play area at Sir Michael Street, to be installed using a combination of Big Lottery and Inverclyde Council funding, is still pending for next year with the Big Lottery grant in the process of being transferred directly to Inverclyde Council. General repair works to play areas at Auchmountain have been carried out and an order has been placed to replace the multi-use play equipment at McLeod Street.

5.11 The Vehicle Replacement Programme has a £1.102m budget for 2014/15. £200,000 of assets have been delivered, a further £701,000 of assets have been ordered. Procurement of the remaining 2014/15 fleet replacement is being progressed. A full budget spend is anticipated for 2014/15.

5.12 The Waste Strategy section have purchased a roller packer for the new Recycling Center and Civic Amenity site at Pottery Street Greenock. The service have also recently taken delivery of the glass collection vehicles partly funded through Zero Waste Scotland.

5.13 Please refer to the status reports for each project contained in Appendix 1.

6.0 PROGRESS (Regeneration Major Projects)

6.1 Core Regeneration: The Gourock Pier & Railhead Development project commenced on site in December 2014 to complete by December 2015. The proposals for the regeneration of the Broomhill area are currently being developed with Riverside Inverclyde taking forward a consultant appointment to define a scheme to realign Bakers Brae. A separate update report on all of the current Riverside Inverclyde projects is being submitted to this Committee.

6.2 Leisure Strategy: The majority of projects within the programme have now been progressed with projects at Ravenscraig Stadium, Parklea, Nelson Street Sports Centre, Gourock Pool, South West Library, Broomhill & George Road Pitches, Battery Park Pitch, Birkmyre Park MUGA Kilmacolm, and the Waterfront previously reported as complete. The final work at Rankin Park Grass Pitch & Pavilion has been progressed with the turfing of the pitch now complete and final remedial works to drainage and landscaping to be progressed imminently.

6.3 Core Property Services: The November Committee approved the advancement of expenditure on a number of projects to potentially mitigate 2014/15 slippage/underspend. A brief progress update on the larger scale projects within the core allocation is provided below:

- Battery Park Sea Defences – works complete on site.
- Fyfeshore Depot Demolition – works complete on site.
- Gourock Pier & Railhead Development – Repairs to the sea wall funded from the core property allocation are programmed as the first phase of the main project works currently on site as of 1st December.
- Port Glasgow Town Hall Windows – tenders issued.

- Greenock Municipal Buildings Window Replacement – tender issue imminent.

The projects recently approved for advancement i.e. Gamble Halls Window Replacement/Rot Repairs, Gourrock Pool Ramp and Ventilation Works, and Port Glasgow Town Hall Rewiring are all being advanced to tender stage with a view to progressing to site in the new year.

- 6.4 Asset Management Plan – Offices: A number of major projects have been completed including the Customer Contact Centre at Greenock Municipal Buildings, the Banking Hall, landscaping works to Clyde Square, the provision of the Port Glasgow Hub, and the conversion of the Central Library. The refurbishment of Wallace Place, as previously reported, experienced delay in connection with the condition of the structure. The last update report to Committee advised that it was expected to be substantially completed by the end of October with a phased handover and staff relocation commencing in early November. The current anticipated handover date is 16th December with the library fit-out following on and staff relocation now scheduled for early January following the Christmas holiday period. The District Court Offices Redevelopment has progressed to detail design stage and remains programmed for site start in summer 2015. The reinstatement of the former shop unit in the Business Store will commence on site start early in the new year and complete by the end of March 2015. The demolition of Dalrymple House and formation of a new car park project is progressing with tender issue imminent for the demolition element.
- 6.5 Asset Management Plan – Depots: The Salt Barn, demolition of the Nissen huts and the Civic Amenity Site at Pottery Street are complete. The review of the scope and phasing of the remaining projects in order to find savings is currently being finalised. Policy and Resources Committee agreed to put the Kirn Drive Depot project on hold as it is on the list of savings options currently being considered.
- 6.6 Please refer to the status reports for each project contained in Appendix 2.

7.0 FINANCIAL IMPLICATIONS

Finance

- 7.1 The figures below detail the position at 11th November 2014. Expenditure to date is £7.959m (49.80% of the 2014/15 projected spend).
- 7.2 The current budget is £82.976m. The current projection is £82.976m which means the total projected spend is on budget.
- 7.3 The approved budget for 2014/15 is £17.900m. The Committee is projecting to spend £15.982m with net slippage into future years of £1.918m (10.72%) mainly due to the AMP Depot Phase 4 – Vehicle Maintenance Shed and Road Infrastructure (£0.880m), AMP – Central Library Conversion (£0.492m), Kirn Drive Civic Amenity Site (£0.464m), Coronation Park (£0.200m), the AMP – Business Store (£0.151m), Flooding Strategy (£0.134m), the SV Comet (£0.141m), the AMP – District Court Offices (£0.154m), Broomhill Regeneration (£0.120m), Leisure & Pitches Complete on Site (£0.106m) and the Zero Waste Fund (£0.092m).

- 7.4 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

8.0 CONSULTATION

8.1 Legal

There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

8.2 Human Resources

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.

8.3 Equalities

There are no equalities implications in this report.

8.4 Repopulation

The delivery of the projects identified in this report will assist in making Inverclyde a more attractive place to live and hence contribute to the Council's repopulation agenda..

9.0 LIST OF BACKGROUND PAPERS

9.1 None.

APPENDIX 1

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/14</u>	<u>Approved Budget 2014/15</u>	<u>Revised Est 2014/15</u>	<u>Actual to 10/11/14</u>	<u>Est 2015/16</u>	<u>Est 2016/17</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>
<u>Environmental Services - Roads</u>								
<u>Core Programme</u>								
Bridge Strengthening	31	4	27	27	17	0	0	0
Lighting, Lit signs & Bollards	10	7	3	3	0	0	0	0
Traffic Measures	285	61	124	124	20	100	0	0
Parking Strategy	511	73	206	161	53	277	0	0
Cycling, Walking & Safer Streets	246	0	125	125	56	121	0	0
SPT	207	0	207	207	28	0	0	0
Sustrans	331	0	77	81	2	250	0	0
Flooding Strategy - Greenock Central	2,200	0	423	289	27	1,911	0	0
Flooding Strategy - Future Schemes	776	0	0	0	0	0	776	0
Additional Flooding Works, Castle Road and Others	40	24	16	16	0	0	0	0
Langhouse Road Development	115	0	0	3	3	112	0	0
Complete on Site	5	0	5	5	0	0	0	0
<u>Roads - Core Total</u>	4,757	169	1,213	1,041	206	2,771	776	0
<u>Roads Asset Management Plan</u>								
Carriageways	11,691	4,217	3,323	4,184	2,927	3,290	0	0
Footways	1,551	401	350	400	48	750	0	0
Structures	820	3	697	417	140	400	0	0
Lighting	1,890	113	557	240	103	1,537	0	0
Staff Costs	1,026	269	480	324	258	433	0	0
<u>Roads Asset Management Plan Total</u>	16,978	5,003	5,407	5,565	3,476	6,410	0	0
<u>Environmental Services - Roads Total</u>	21,735	5,172	6,620	6,606	3,682	9,181	776	0

APPENDIX 1

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/14</u>	<u>Approved Budget 2014/15</u>	<u>Revised Est 2014/15</u>	<u>Actual to 10/11/14</u>	<u>Est 2015/16</u>	<u>Est 2016/17</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>
<u>Environmental Services - Non Roads</u>								
Knocknairshill Cemetry Ph5c	485	445	15	15	0	25	0	0
Cremator Repairs	25	0	0	25	16	0	0	0
Kerbside Glass Collection	380	80	340	300	0	0	0	0
Zero Waste Fund	247	29	138	46	24	172	0	0
Vehicles Replacement Programme	11,171	7,099	1,036	1,102	538	2,970	0	0
Electric Vehicle Charging Infrastructure	73	0	73	33	0	40	0	0
Fox Street Play Area	180	0	90	90	8	90	0	0
Skatepark Play Area	174	9	165	165	1	0	0	0
Battery Park Wheelchair Play Area	95	0	0	0	0	95	0	0
Sir Michael Street Play Area	73	0	0	0	0	73	0	0
General Repairs to Play Areas	71	0	32	32	0	39	0	0
Jacobs Drive Play Area	74	5	69	69	63	0	0	0
Braeside Play Area	67	0	67	67	2	0	0	0
Barrs Brae Play Area	67	0	67	67	1	0	0	0
Wellpark Play Area	69	2	67	67	11	0	0	0
Various Other Play Areas	115	0	35	35	20	80	0	0
Gourock Walled Garden, Toilet Provision	40	0	40	40	7	0	0	0
Coronation Park Port Glasgow - Seawall Repairs	190	0	190	50	1	140	0	0
Coronation Park Port Glasgow - To be identified	60	0	60	0	0	60	0	0
PG Health Centre Car Park	40	0	40	40	0	0	0	0
<u>Environmental Services - Non Roads total</u>	13,696	7,669	2,524	2,243	692	3,784	0	0
<u>Planning Services</u>								
Former SNH Grant	64	51	13	13	0	0	0	0
PLANNING SERVICES TOTAL	64	51	13	13	0	0	0	0
ENVIRONMENT AND PLANNING TOTAL	35,495	12,892	9,157	8,862	4,374	12,965	776	0

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 2

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/14</u>	<u>Approved Budget 2014/15</u>	<u>Revised Est 2014/15</u>	<u>Actual to 10/11/14</u>	<u>Est 2015/16</u>	<u>Est 2016/17</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>
<u>Regeneration and Planning</u>								
<u>Core Regeneration:</u>								
Gourock Pier & Railhead Development Area	5,300	572	1,378	1,378	69	2,850	500	0
Broomhill Regeneration	360	15	145	25	0	320	0	0
Port Glasgow Town Centre Regeneration	960	704	106	106	6	150	0	0
Lower Port Glasgow Regeneration	500	0	0	0	0	250	250	0
East Central Greenock Regeneration	500	0	0	0	0	250	250	0
Central Gourock	150	0	0	0	0	150	0	0
SV Comet	258	112	141	0	0	146	0	0
Core Regeneration Total	8,028	1,403	1,770	1,509	75	4,116	1,000	0
<u>Leisure Strategy</u>								
Parklea Pavilion and Juniors Facility	4,721	4,656	65	45	30	20	0	0
Rankin Park Grass Pitch and Pavilion	1,400	1,157	243	175	63	68	0	0
Leisure & Pitches Contingency	93	0	27	0	0	93	0	0
Leisure & Pitches Complete on site	7,870	7,764	106	0	0	106	0	0
Leisure Strategy Total	14,084	13,577	441	220	93	287	0	0
<u>Regeneration Services Total</u>	22,112	14,980	2,211	1,729	168	4,403	1,000	0

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 2

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	<u>Est Total Cost</u>	<u>Actual to 31/3/14</u>	<u>Approved Budget 2014/15</u>	<u>Revised Est 2014/15</u>	<u>Actual to 10/11/14</u>	<u>Est 2015/16</u>	<u>Est 2016/17</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>
<u>Property Assets and Facilities Management</u>								
<u>Core Property Assets and Facilities Management</u>								
DDA Works	148	148	21	0	0	0	0	0
Demolitions	32	32	4	0	0	0	0	0
Port Glasgow Town Hall Windows Phase 1	50	1	49	49	0	0	0	0
Health and Safety Works	105	65	30	40	37	0	0	0
Battery Park Sea Defences	186	26	160	153	144	7	0	0
Inverclyde Leisure Essential Upgrades	49	7	42	37	34	5	0	0
Fire Safety Works	41	30	16	11	0	0	0	0
Various Rewiring Projects	104	24	80	75	62	5	0	0
Minor Works	191	123	68	68	0	0	0	0
General Provision	90	0	0	0	0	90	0	0
Greenock Municipal Buildings Window Replacement	150	0	150	100	0	50	0	0
Fyfeshore Depot Demolition	50	0	50	50	24	0	0	0
Gamble Halls Window Replacement/Rot Repairs	175	0	0	150	0	25	0	0
Gourock Pool Ramp and Ventilation Works	130	0	0	100	0	30	0	0
<u>Minor Works</u>								
General Provision	150	0	60	120	69	30	0	0
Demolitions	24	0	10	15	9	9	0	0
Farms	10	0	5	1	1	9	0	0
Inverclyde Leisure Properties	100	0	60	95	62	5	0	0
Design & Pre-contract Works	50	0	25	50	11	0	0	0
Condition Survey Works	100	0	50	65	0	35	0	0
Reservoirs	50	0	25	50	1	0	0	0

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 2

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/14	Approved Budget 2014/15	Revised Est 2014/15	Actual to10/11/14	Est 2015/16	Est 2016/17	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Asset Management Plan:								
Offices								
Greenock Municipal Buildings - District Court Offices	2,305	0	304	150	41	1,811	272	72
Gourock Municipal Buildings	300	0	0	0	0	300	0	0
Wallace Place - Library Fit Out	100	0	100	100	0	0	0	0
Port Glasgow Hub - Fit Out	55	0	0	55	8	0	0	0
Business Store	400	170	181	30	1	200	0	0
Central Library Conversion	3,576	2,070	1,860	1,368	1,368	138	0	0
William St	1,800	0	50	50	0	442	1,247	61
West Stewart Street	50	11	0	0	0	39	0	0
Dalrymple House Demolition and Formation of Car Park	270	0	0	20	2	250	0	0
Port Glasgow Hub - Windows	15	0	0	15	0	0	0	0
Greenock Municipal Buildings - Mezzanine Office Alterations	15	0	0	15	0	0	0	0
Flexi System Upgrade	50	0	0	50	35	0	0	0
AMP Office Balance	299	0	35	1	0	298	0	0
AMP Offices Complete on site	79	0	79	79	0	0	0	0
Depots								
Phase 2 - Civic Amenity	1,523	236	1,238	1,278	1,278	9	0	0
Phase 3 - Vehicle Maintenance Shed and Road Infrastructure	5,842	286	900	20	8	5,350	186	
Phase 4 - Fleet Secured Parking	796	18	47	100	0	678	0	0
Phase 5 - Pottery Street Facility and Fuel Tanks	1,871	0	0	0	0	664	1,148	59
Phase 6 - Building Services Depot Upgrade	149	0	12	115	82	34	0	0
Kirn Drive Civic Amenity Site	700	67	464	0	0	633	0	0
Materials Recycling Facility	1,600	855	0	0	0	745	0	0
Asset Management Plan Total	21,795	3,713	5,270	3,446	2,823	11,591	2,853	192
Property Assets and Facilities Management Total	25,369	4,325	6,532	5,391	3,417	12,128	2,913	612
Regeneration Total	47,481	19,305	8,743	7,120	3,585	16,531	3,913	612