
Report To: Environment & Regeneration Committee

Date: 30 April 2015

**Report By: Corporate Director Environment,
Regeneration & Resources**

**Report No:
R015/15/AF**

Contact Officers: Aubrey Fawcett

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**Subject: Review of Inverclyde Economic Development &
Regeneration Single Operating Plan**

1.0 PURPOSE

- 1.1 This paper seeks to provide the Committee with an overview on the first year of the Inverclyde Economic Development & Regeneration Single Operating Plan April 2014 to March 2017, and seeks approval of the regeneration programmes in financial year 2015/16.

2.0 SUMMARY

- 2.1 The first year of the Inverclyde Economic Development & Regeneration Single Operating Plan April 2014 to March 2017 has seen very positive achievements in relation to outputs and outcome targets, the Group 1 Projects and the pooling of resources and expertise between Riverside Inverclyde and Inverclyde Council and therefore has secured a strong foundation for the full delivery of the Single Operating Plan by 31st March 2017.
- 2.2 Please note that performance figures for 2014/15 are provisional and represent actuals as of 11th March 2015.
- 2.3 The Members Budget Working Group's Workplan (appendix 5 of Council's February 2015 Report) required a report to be brought forward for Members' consideration on the 'Future Delivery of Regeneration Services' in Inverclyde. In this regard, delegated authority to the Corporate Director Environment, Regeneration and Resources is sought to appoint New skills Consulting Ltd to undertake this review.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee:
- notes the excellent progress that is being made in year one of the three year plan;
 - approves the revised spend profile for 2015/16 identified in Appendix 1 and delegates authority to the Corporate Director to vary the programme as necessary to enable the regeneration outputs to be achieved and provide regular updates to Members; and,
 - delegates authority to the Corporate Director Environment, Regeneration and Resources to appoint New Skills Consulting Ltd to undertake the Review of the Future Delivery of Regeneration Services at a cost up to £20,000.

Aubrey Fawcett
Corporate Director, Environment, Regeneration and Resources

4.0 BACKGROUND

- 4.1 The introduction of the Inverclyde Economic Development & Regeneration Single Operating Plan April 2014 to March 2017 (the “Single Operating Plan”), after being fully endorsed by Inverclyde Council, Riverside Inverclyde, Scottish Enterprise and the Scottish Government, marked a landmark new approach to regeneration in Inverclyde. By pooling the resources of Inverclyde’s two key regeneration agencies (Inverclyde Council’s Economic Development & Regeneration team and Riverside Inverclyde), a resultant more integrated partnership approach towards shared priorities and objectives could maximise the economic potential of the area, utilising the effectiveness and impact of our combined activities and investments, and also maximise efficiency and value for money.
- 4.2 The Single Operating Plan identified the key project areas for investment and support, focussing our joint efforts and investments up to March 2017 in two groups:
- Group 1 - projects and activities that Riverside Inverclyde and Inverclyde Council could progress via committed or available funds; and
 - Group 2 – strategic priorities that would be led by the private sector or other partners, with little or no direct financial input from Riverside Inverclyde or Inverclyde Council.
- 4.3 This review of the first year of the Single Operating Plan will therefore focus on the Group 1 projects as identified in that document.

5.0 GROUP 1 PROJECTS – BUSINESS PREMISES

5.1 Custom House

Clark Contracts took possession of the third phase of the Custom House in September 2014.

Completion of this project will provide a revised figure of 395sqm (previously reported as 315sqm) Net Internal Floor Area of high quality office space. The output targets for this will be carried forward to the next quarter (ref Item 13).

5.2 Kelburn

The completion of Blocks C and D in the first quarter of 2015 provided a further 1,620 square metres of high quality industrial space at Kelburn Business Park, concluding the current construction plan for the site on time.

On 12 February 2015 Union Projects signed missives on a 5 year lease for Unit 1 Block B, the first company to be contracted to the new units at Kelburn Business Park. The company is currently undertaking works to separate Unit 1 within the Block, and once complete will take occupation to undertake their own fit-out. Union Projects bring 15 jobs from their previous Paisley location.

Tenders have been received to subdivide and fit out the remaining units within Block B. This will see three units of circa 2,200 sqft (204sqm) on the market in ‘turnkey’ condition.

Further works will sub-divide Unit C into two units of circa 4,400 sqft (409sqm) and speculatively fit out one side into ‘turnkey’ condition for a potential tenant.

5.3 Scarlow House

Belhaven Dental Practice became the first occupants of the refurbished and re-named Scarlow House on 12 January 2015, occupying 2,329 sqft (216sqm) gross internal area. The remaining 2,392.5 sqft (222sqm) gross internal area contains seven offices, sized from 102 sqft to 348 sqft (9.5 – 32sqm). The fitting out of the offices and common areas with furnishings and fittings is complete and marketing of these remaining offices as semi serviced, furnished offices has commenced. A second tenant, Invercare, moved in at the start of April and another live expression of interest is being positively progressed.

5.4 Cartsydyke

Feasibility work has been undertaken following receipt of a company enquiry, however as this has not progressed the projected expenditure has been pushed back to 2015/16 and 2016/17.

5.5 Riverside Business Park

A programme of works is currently ongoing to upgrade the road and pavement surfaces throughout Riverside Business Park to secure adoption from Inverclyde Council. Once adopted, a Traffic Regulation Order will see the introduction of double yellow parking restrictions at locations to best assist the smooth operation of the traffic management within the Park. Whilst this is a new project that was not identified within the Single Operating Plan, a budget of £150,000 was approved by the Riverside Inverclyde Property Holdings Company and is contained within the 2014/15 spend profile.

To complement the restrictions, approval has been given to form an additional car park within the grounds on one of two available sites, with potential for around 25 extra spaces. Indicative costs of £130,000 are budgeted for in the 2015/16 expenditure profiles.

5.6 Property Portfolio management and maintenance

The completion of refurbishment of Unit 1 Drumfrochar Industrial Estate is ongoing, and will shortly be complete. The works include for the formation of toilet block and completion of the offices, heating and electrical works throughout. This will see some 5,380 sqft (500sqm) of comprehensively refurbished accommodation re-enter the market. An existing tenant on site has expressed an interest in upgrading to this double sized unit. Drumfrochar Industrial Estate comprises 12 units, 11 of which are currently occupied.

A number of small scale redecoration/refurbishment works have been undertaken to freshen up offices prior to occupation by new tenants in both Victoria House and Ladyburn Business Centre.

The five yearly fixed wiring testing at Ladyburn Business Centre has been completed and associated works undertaken for compliance.

Four Planter beds were removed at Clyde View car park to increase the parking capacity by eight spaces.

6.0 **GROUP 1 PROJECTS – BUSINESS SUPPORT**

6.1 Business advice, grant and loan funds

Although this project is predominantly delivered by Inverclyde Council, it does not preclude Riverside Inverclyde supporting businesses and in 2014/15 this was manifested in support

to nine businesses.

Inverclyde Council has a number of products to support SME's which include Marketing Grant, Informal Training Grant, New Start Growth Fund, Young Company Development Fund, Investment Fund, Property Assist Grant, Tourism Grant, Small Business Assist Grant, Small Business Loan Scheme and West of Scotland Loan Scheme.

An example of support given and outcomes gained is with the Young Company Development Fund where financial assistance was given to a company towards the purchase of an Automatic Throughfeed Moulder. This intervention resulted in the business employing an additional 6 full time members of staff.

6.2 Business Gateway

Business Gateway is closely aligned with Inverclyde Council's business support services. It is widely recognised that supporting local businesses to start up, grow and invest impacts positively in reducing unemployment and growth of the local economy. Business Gateway is engaged in delivering a range of support to help encourage local residents to create, develop, grow and sustain new and established businesses in Inverclyde. Despite challenging economic times, or perhaps in spite of, there continues to be an interest from local people in starting up their own business.

7.0 **GROUP 1 PROJECTS – SECTOR DEVELOPMENT**

This project is jointly delivered by Inverclyde Council and Riverside Inverclyde. The Operating Plan's targeted potential growth sectors are: marine and renewable energy; financial and business services; and tourism and leisure.

7.1 Marine and renewable energy (undertaken by Riverside Inverclyde)

2014/15 has been a period of significant turmoil in this business sector, both locally and nationally.

Locally, the news that Ferguson's had gone into administration was later offset by the news about its purchase by Clyde Blowers Capital, a high profile company with recognised engineering business expertise and a portfolio of businesses and activities within the renewable energy sector. Inverclyde Council and Riverside Inverclyde, at an executive level, were represented within the Task Force that led to this successful outcome. Clyde Blowers Capital subsequently announced its plans to invest up to £60M in the Ferguson facility.

Nationally, the sector has faced a number of well-publicised setbacks. Riverside Inverclyde activities have included:

- attending the Scottish Renewables' Marine Energy conference in September (which resulted in a visit to Inverclyde by an English based company);
- meeting with senior executives from active tidal energy companies with West of Scotland ambitions;
- continuing to interlock, gain insights and advice from Scottish Development International's Renewables Manager; and
- testing an initiative to have a collaborative installation base hub for tidal energy companies in Inverclyde. However, the national issues indicate that such ventures are unlikely to be even considered for investment by the sector within the next two years.

Riverside Inverclyde continues to research this sector and to network to ensure Inverclyde is poised to take advantage of the delayed investment stage as a longer-term strategy, and

will be exhibiting at All-Energy 2015 at Glasgow's SECC in May. Riverside Inverclyde's new brochure and new DVD created for attracting mobile investment to Inverclyde will debut publicly at this event.

7.2 Financial and business services

The Financial and Business Services sector provides 19.4% (5,400) of total jobs in Inverclyde (2013 latest figures). These jobs are mostly concentrated within the larger businesses ie with more than 250 employees. Inverclyde Council Business Support Services is restricted to working with SME's (up to 250 employees) however employability support may be available in the form of assisting the business with recruitment and selection or provision of wage subsidies.

7.3 Tourism and Leisure

Inverclyde Council leads on a variety of strategic activities and sector development projects in partnership with various agencies. These projects have included:

- Continued delivery of outputs identified in the Inverclyde Tourism Development Strategy 2009 – 2016 through the Local Area Tourism Partnership focus groups including Events/Activities & Stay/Public Realm Improvements. Examples include the installation of improved and increased number of pedestrian visitor information signage in Greenock, tidy ups at viewpoints, statue clean-ups and a water accessibility Feasibility Study carried out with a view to identify potential development projects for the future;
- The development of new tourism products such as the Greenock Town Trail and the preparation for 2015's opening of the Inverclyde Coastal Trail which will run from Wemyss Bay to Finlaystone, and aims to bring new visitors to Inverclyde by celebrating the rich heritage of the area;
- Support is given to the Inverclyde Tourist Group which provides visitor services/experiences in Inverclyde for cruise ship passenger visitors, and also to Discover Inverclyde which is aiming to become a Destination Management Organisation for Inverclyde, marketing and promoting the Inverclyde tourism offer to attract more visitors to the area;
- Representation and participation in national strategic forums including the Scottish Local Authority Economic Development Tourist Group, Scottish Film Locations Network, Scottish Tourism Alliance, and Marine Tourism Development Group in order to promote Inverclyde;
- Business support is delivered to local tourism businesses through advice and funding via tourism and marketing grants. In 2014/15 34 local businesses have been assisted;
- The establishment of a local tourism information dissemination service at 21 locations throughout Inverclyde. This has resulted in more visitors coming to Inverclyde and staying longer in the area; and
- Development of more events and better co-ordination of promotion by Inverclyde events organisers has resulted in: a) improved attendance at events such as Inverclyde Doors Open Days' weekend which attracted over 5,000 visitors in 2014; and b) greater involvement of local providers at each event to maximise economic benefit to local businesses.

While Tourism and Leisure remains in the strategic ownership of Inverclyde Council,

Riverside Inverclyde is active in two related aspects of this sector.

- Inverclyde's Scottish Folk & Roots Festival (a Riverside Inverclyde created and delivered initiative) built on its 2013 inaugural year's success by having a 55% increase in attendance over the 6 weeks of the 2014 festival, attracting audiences from all over Scotland. The festival features an Inverclyde act playing on every bill gaining exposure and experience alongside established Scottish artists. Three concerts were broadcast live worldwide on Celtic Music Radio's online service - all adding considerably to a positive image of Inverclyde. The potential for economic growth arising from this successful initiative is recognised, and for further development is transferring to the Beacon Arts Centre under a Service Level Agreement for 2015; and
- A three year Service Level Agreement between Inverclyde Council and Riverside Inverclyde was signed in August 2014, transferring ownership for the development of tourism businesses in Inverclyde to Riverside Inverclyde. To trigger its delivery against the SLA, Riverside Inverclyde determined to partner with Scottish Enterprise's tourism intelligence service to best utilise, and learn from, a prime national source and perspective. A feasibility study was commissioned, one of whose recommendations was delivered on April 2nd as a workshop for locally based businesses on the theme of Growing Your Business Through Cruise Liners. The workshop was endorsed by Scottish Enterprise, VisitScotland, Inverclyde Council, Discover Inverclyde, Greenock Chamber of Commerce, the Local Area Tourism Partnership, and the Inverclyde Tourist Group.

8.0 GROUP 1 PROJECTS - MARKETING AND INVESTMENT

- 8.1 The main focus of this project is on attracting investment, jobs, businesses and development and is delivered by both Inverclyde Council and Riverside Inverclyde, collaboratively and individually as appropriate.

Collaborative activities were notable on high profile external campaigns, predominantly the huge banner at Glasgow's Tradeston on the M8, and in a four page special in The Herald to co-incide with the Queen's Baton Relay passing through Inverclyde in the build up to the Commonwealth Games.

When marketing separately, Riverside Inverclyde adopted Inverclyde Council's preferred strapline of "Connected Inverclyde", as appropriate. This is particularly evident in the new Riverside Inverclyde marketing brochure and DVD for attracting mobile investment to the area.

Riverside Inverclyde has made active use of two A8 billboards at Cartdyke for advertising property, for celebrating success in attracting new companies to Inverclyde, and for the Inverclyde's Scottish Folk & Roots Festival. Various, advertising has also taken place on those topics in The Herald, Paisley Daily Express, Clyde Life, Largs & Millport Weekly News, Helensburgh Advertiser, Lennox Herald, Inverclyde Radio, Celtic Music Radio and Commercial Property magazine. Specific location marketing brochures have been produced to attract tenants to Kelburn Business Park, Custom House, and Scarlow House respectively.

From an Inverclyde Council perspective, marketing is a corporate function and therefore delivered centrally. A new website has been developed, Inverclyde Living – www.inverclyde-living.org to attract people to visit, to work and to live in Inverclyde. Through a relocation support package, Inverclyde Council has successfully relocated 30 households to Inverclyde from out with the area. This supports the Council's aim to repopulate Inverclyde.

9.0 GROUP 1 PROJECTS – EMPLOYABILITY / FUTURE JOBS FUND

9.1 This project is a key Inverclyde Council activity. Riverside Inverclyde supports its activities via the condition of contract community benefits clauses for major construction projects.

By March, Inverclyde Council had created 290 jobs with 105 employers to recruit local young people via the Wage Subsidy programme. Community Benefits activity is ongoing with apprentices and employees located at a number of locations.

The Council-funded employability services are delivering a range of outcomes including the engagement of 1062 new clients with 549 moving into employment, while youth employment employability programmes delivered 140 Future Job posts for young people and 25 graduate posts to facilitate career development for Inverclyde Graduates.

The volume of people claiming all benefits to the end of 2014 was down on previous years and is further evidence of economic recovery in the local labour market, with reductions in the numbers of claimants receiving Job Seekers Allowance, Employment Support Allowance and other benefits.

10.0 GROUP 1 PROJECTS – VOCATIONAL TRAINING and SKILLS SUPPORT

10.1 Inverclyde Council created and successfully recruited for 14 new Modern Apprenticeship positions within the Council.

45 young people participated in the Council's Employability Fund programme, receiving up to six months' workplace training and specialist qualifications. Job outcomes are significant with 70% of completers moving into employment or further education.

Literacy and Numeracy support has been provided to 150 clients with 72 clients achieving or working towards qualifications.

Inverclyde Council continues to seek additional external funding to deliver and enhance the delivery of local employability services,

11.0 GROUP 1 PROJECTS – TOWN CENTRE REGENERATION & AREA RENEWAL

11.1 Port Glasgow

A total of £1,728,986 was identified in the Operating Plan for the Port Glasgow Town Centre Regeneration (PG TCR) to facilitate projects such as:

- Western Entrance Sculpture
- Princes St Car Park
- Shop Acquisitions
- Site Acquisitions
- PG Town Buildings Lighting

The Princes St Car Park was completed and adopted by Inverclyde Council in August 2014.

The Port Glasgow Masterplan was delivered in the Summer 2014 following a successful charrette and identified a number of early action priority projects.

Progress on the Western Entrance Sculpture was delayed as a result of protracted negotiations and discussions on the appointment contract. Project Spend for this project is carried over to the 2015/16 and 2016/17 financial years.

No vacant shop units were acquired in 2014/15, however at Riverside Inverclyde's request, Inverclyde Council is aiming to conclude missives on the private car park opposite the Town Hall to facilitate a new exit off the roundabout. A total of £315,422 is expected to be spent in 2014/15 against the Single Operating Plan projected spend of £518,986. The balance is carried forward into subsequent years.

11.2 Greenock

A total of £1,435,000 was identified in the Single Operating Plan for the Greenock Town Centre Regeneration to facilitate projects such as:

- Broomhill Regeneration – Baker's Brae Road realignment
- Environmental Improvements
- 1820 Memorial

Inverclyde Council, Riverside Inverclyde and River Clyde Homes continue to meet regularly regarding the regeneration proposals for Broomhill. Inverclyde Council Roads Service has commissioned an options appraisal for the realignment of the Baker's Brae corner, while Riverside Inverclyde has commissioned a Land Massing Study and Title Search of site ownership of the Drumfrochar Road corridor and has also commissioned an environmental feasibility study and design statement that will be drawn up in accordance with Inverclyde Council's Planning Service.

2014/15 spend is likely to be in the region of £8,000 against the £500,000 allocated, with the balance carrying forward to 2015/16 & 2016/17.

11.3 Gourock

A total of £5.072m was identified in the Single Operating Plan for Gourock Town Centre Regeneration to facilitate the Pier Head and one-way system environmental improvements. The site start was delayed substantially until December 2014.

The Contractor continues to make good progress on site. The main focus of works has been in the foreshore area between the Kempock Street car park and Gourock Station, with the rock armour works to the Kempock Street sea wall recently commencing.

12.0 **GROUP 2 PROJECTS**

12.1 The Group 2 categorisation is for projects and activities that have been identified as strategic projects for Inverclyde, but which will be led by the private sector or other partners and will only proceed if ri or Inverclyde Council are able to secure or lever the extra public funding or private sector investment needed to deliver them.

Projects in this category are:

- Victoria Harbours site regeneration – this site has seen the development of the Hungry Horse family pub restaurant and associated environmental works. Peel is continuing to engage with developers to enable further development of the site. Plans are being prepared to establish a visiting harbour facility at the East India Harbour;
- James Watt Dock – James Watt Dock LLP continues to develop out the marina;
- Ocean Terminal Quay Wall - this is a City Deal project being progressed by Riverside Inverclyde and Inverclyde Council in collaboration with Peel;
- Expansion and refurbishment of Inchgreen – this is a longer term City Deal project being progressed by Riverside Inverclyde and Inverclyde Council in collaboration with Peel; and
- Redevelopment of Inverkip Power Station – this is also a City Deal project and is being progressed by Inverclyde Council in collaboration with Scottish Power.

13.0 GROUP 1 PROJECTS – PROJECT COSTS AND INCOME

13.1 The original planned project spend in 2014/15 per the Single Operating Plan was £13,152,313 – the revised projected spend for the year stands at £10,652,920, a shortfall in spend of £2,499,393. The attached Appendix shows the project areas where these underspends have occurred with most material cases being a result of the timing of contract start dates.

No new funding has been received in the year relating to ri or IC projects in year 2014/15.
REF – Project Spend Profile – Year 2014-15 (Appendix 1A)

14.0 OPERATING PLAN 2015/16

14.1 The original planned project spend in 2015/16 per the plan was £9,587,420 – the revised projected spend for the year now stands at £11,927,942, an increase in spend of £2,340,522. The attached Appendix shows the project areas where these spend variances are expected with most being a result of catch up on projects with underspend in the previous year. Delegated authority is sought for the Corporate Director to vary the programme as necessary to enable the regeneration outputs to be achieved. Members will be provided with regular updates on progress and any necessary changes of a substantial nature will be highlighted.

REF – Project Spend Profile – Year 2015-16 (Appendix 1B)

The Project Income Profile notes new funding introduced to the plan in FY 2015/16 as follows:

ri Projects	Gourock Seawalls and Roads Additional Funding	£800,000
	Scottish Government Capital Grant (Custom House)	£649,332
	Kilmacolm Self Build	£378,750
	Reduction in funding from RIPH due to forecast revisions	<u>-£70,000</u>
	Total New Funding	£1,758,082
IC Funding	Reallocation of Plan Funding	£374,000

Revised Operating Plan for period at 31st March 2017 per Appendix 1C. Please note that outputs and outcomes targets are currently being reviewed accordingly and will be available to Members as a separate Appendix 2 to this report and that the financial profiles will change slightly once all expenditure is processed for 2014/15.

15.0 PERFORMANCE TRACKING 2014/15 (as at 11th March 2015)

15.1 Table 1.1 Riverside Inverclyde performance

Key indicator	Performance from 1 April 2014 to 11 th March 2015	2014/15 ri portion of targets	Comment
OUTPUTS			
Number of Businesses Supported (new and existing)	9	9	Measurement includes provision of consultancy support, workshops, diagnostics, information and advice to businesses, support with new premises, support to become more resource efficient & reduce carbon

			footprint etc
Square metres new / refurbished office/commercial space	402.7	698	315 at Scarlow House , 39 at Ladyburn Room 7, 48.7 at Victoria House Workshop 2. 395 at Custom House Ph 3 completion delayed to late Spring 2015
Square metres new / refurbished industrial space	1620	1620	Kelburn blocks C&D
Hectares of land developed for economic after-use	0	0	
Number of individuals supported with employability	n/a	n/a	
OUTCOMES			
Number of jobs supported (created & safeguarded)	95.8 *	35	* subject to verification
Number of new business start-ups	n/a	n/a	
Number of residents progressing into employment	n/a	n/a	
Number of construction job years	62.5	52.4	Gourock 41.8, Kelburn 10.7, Scarlow House 3.6, Custom House 6.4

Table 1.2 Inverclyde combined performance tracking

Key indicator	Performance from 1 April 2014 to 11th March 2015	2014/15 targets	Comment
OUTPUTS			
Number of Businesses Supported (new and existing)	580	524	
Square metres new / refurbished office/commercial space	402.7	698	Custom House Ph 3 (315 sq m) completion delayed to late Spring 2015
Square metres new / refurbished industrial space	1620	1620	
Hectares of land developed for economic after-use	0	0	
Number of individuals supported with employability	1520	1829	On track for financial year end
OUTCOMES			
Number of jobs supported (created & safeguarded)	443.8 *	324.5	* subject to verification of Gryffe Studios (see table 1.1)
Number of new business start-ups	141	150	On track for financial year end
Number of residents progressing into employment	662	804	On track for financial year end
Number of construction job years	62.5	52.4	

16.0 FUTURE DELIVERY OF REGENERATION SERVICES

16.1 Members will be aware that the Budget Proposals presented to the Full Council in February 2015 required as part of the Members Budget Working Group's Workplan (appendix 5 of Council's February 2015 Report) that a report be brought forward for Members' consideration on the 'Future Delivery of Regeneration Services' in Inverclyde. In this regard, it is proposed to appoint external consultants, New Skills Consulting Ltd, directly at a cost of up to £20,000 as they have significant experience of ri and the Council's Economic Development Teams from the previous midterm review and establishing the Single Operating Plan and as this is deemed to be economically advantageous for the Council.

17.0 IMPLICATIONS

Finance

17.1

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Budget Development Earmarked Reserve	Consultants Costs	2015/16	Up to £20,000		

Annually Recurring Costs/ (Savings)

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

Legal

17.2 None.

Human Resources

17.3 None.

Equalities

17.4 None.

Repopulation

17.5 The regeneration programmes should help to address depopulation and help to encourage repopulation.

18.0 CONSULTATIONS

18.1 There has been consultation with the Board of Riverside Inverclyde.

19.0 LIST OF BACKGROUND PAPERS

19.1 None.

Riverside Inverclyde / Inverclyde Council Joint Operating Plan Monitoring Report
PROJECT SPEND PROFILE - Year 2014 - 15 only (Appendix 1A)

	Project / Activity / Service	2014/15		favourable (+) / adverse (-)	NOTES	
		Plan	Revised			
6	New Deal (IC)	£16,660	£16,660			
	Employment and training (IC)	£14,220	£14,220			
	Pre-Vocational Training (IC)	£16,160	£16,160			
	Apprenticeships (IC / SDS*)	£178,380	£178,380			
	Apprenticeships (IC earmarked reserves)	£213,000	£207,000			
	Vocational Training (IC)	£27,890	£27,890			
	SUB-TOTAL	£466,310	£460,310	-£6,000		
	7	New Western Entrance to Port Glasgow (IC -	£100,000	£44,558		
		New Car Park for visitors within Town Centre (IC -	£8,986	£8,986		
		Additional allocation from capital (IC - capital ri	£160,000	£215,000		
Additional funding from IC - 20/02/14		£0	£0			
Port Glasgow TCR includes: Port Glasgow site acquisitions (ri)		£150,000	£0			
Port Glasgow Shop / Office fit out (ri)		£0	£0			
Port Glasgow Library Lighting (ri)		£0	£0			
Port Glasgow Town Centre Regeneration (ri)		£100,000	£55,864			
SUB-TOTAL		£518,986	£315,422	-£203,564	Project timings - underspend falling into FY 2015/16	
8		Gourock Municipal Buildings (ri - £300k & IC	£300,000	£8,100		
	Pierhead Redevelopment (IC - capital ri funding)	£2,100,000	£1,553,336			
	Gourock Town Centre expansion of scope (IC -	£0	£0			
	Additional funding from IC - 20/02/14	£0	£0			
	SUB-TOTAL	£2,400,000	£1,561,436	-£838,564	Project delays due to late start on site - spend catch up in 2015-16	
	9	Regeneration of Broomhill (IC capital)	£250,000	£0		
		Additional funding from IC - 20/02/14	£0	£0		
		Greenock Town Centre / Broomhill (ri)	£250,000	£8,000		
		SUB-TOTAL	£500,000	£8,000	-£492,000	Project timings - underspend falling into FY 2015/16
		ALLOCATED RESOURCES	£11,889,914	£9,474,204	-£2,415,710	
UNALLOCATED RESOURCES		£77,000	£0	-£77,000		
TOTAL		£11,966,914	£9,474,204	-£2,492,710		
OPERATING COSTS						
O/g		Operating Cost	Plan	Revised		
		Staff Costs	£298,456	£298,456		
	Overheads	£112,409	£112,409			
	Other costs	£14,514	£14,514			
	SUB-TOTAL	£425,379	£425,379	+£0		
	Staff Costs	£585,460	£578,777			
	Overheads	£174,560	£174,560			
	SUB-TOTAL	£760,020	£753,337	-£6,683		
	TOTAL	£1,185,399	£1,178,716	-£6,683		
	TOTAL SPEND (ACTIVITY PLUS OPERATING COSTS)=	£13,152,313	£10,652,920	-£2,499,393		

Riverside Inverclyde / Inverclyde Council Joint Operating Plan Monitoring Report
PROJECT SPEND PROFILE - Year 2015 - 16 only (Appendix 18)

	Project / Activity / Service	2015/16		favourable (+) / adverse (-) NOTES			
		Plan	Revised				
1	Capital Projects	Customs House Phase 3	£0	£243,834			
		Custom House Phase 2	£0	£0			
		Custom House Phase 4	£0	£1,006,250			
		Kelburn (Phase 1)	£0	£14,000			
		Kelburn (Phase 2)	£124,000	£70,000			
		Carsdyke Phase 1	£800,000	£50,000			
		Riverside Business Park	£0	£0			
		SUB-TOTAL	£924,000	£1,384,084	+£460,084 Custom House Contract Works delays		
	2	rip Projects	RRP Road Adoption	£0	£37,500		
			RRP Car Park	£0	£130,000		
		Kelburn Fit Out - Block B	£0	£70,000			
		Kelburn Fit Out - Block C	£0	£40,576			
		Drumfrochar Fit Out	£0	£11,120			
		Maintenance of business property portfolio (ri)	£100,000	£100,000			
		SUB-TOTAL	£100,000	£389,196	+£289,196 Project timings - underspend falling into FY 2015/16 and new projects		
3		rip	Faulds Park Business Support	£0	£0		
			Feasibility consultancy	£39,613	£50,000		
			Arctic Penguin	£0	£50,000		
		Pontoon Relocation	£0	£44,510			
		Kilmacolin Self Build	£0	£378,750			
		SUB-TOTAL	£39,613	£523,260	+£483,647 New project not in Original Plan		
	4	Small Business Centre, Scarlow Street, Port Glasgow includes the following activities	Newark House purchase	£0	£0		
			Belhaven	£0	£0		
			Scarlow St - Contract for WH Kirkwood	£0	£18,404		
			Newark House Demolition & Car Park	£0	£210,000		
		Belhaven Lease and site supervision fees	£0	£0			
		Marketing Fees	£0	£0			
		Legal Fees for acquisition of Newark House	£0	£0			
		Demolition and extend Belhaven Car Park	£0	£0			
		Bingo Hall Fees	£0	£0			
		Previous Approvals (Richard Robb)	£0	£0			
5	Business advice, grant and loan funds includes the following activities	SUB-TOTAL	£0	£228,404	+£228,404 Project timings - underspend falling into FY 2015/16		
	6	Small Business Training Grant (IC)	£13,490	£13,490			
		Small Business Grant Fund (IC)	£42,780	£42,780			
		Property Assistance Grants (IC)	£45,760	£45,760			
		Repopulating Inverclyde - Ongoing Business	£0	£17,000			
		Small Business Loan Fund (IC)	£13,560	£13,560			
		Shopfront Improvement Grant (IC Reserves)	£0	£0			
		SUB-TOTAL	£115,590	£132,590	+£17,000		
		7	Sector Development - Business advice and engagement includes:	Tourism and leisure (IC)	£66,820	£66,820	
				Re-populating / promoting Inverclyde -	£75,000	£75,000	
			Re-populating / promoting Inverclyde -	£77,000	£100,000		
	Beacon Theatre Revenue Grant (ri)		£50,000	£150,000			
	Renewables		£0	£0			
	SUB-TOTAL		£268,820	£391,820	+£123,000		
8	Marketing and inward investment includes:		Contribution to 'Invest in Inverclyde' (IC)	£25,370	£25,370		
			Re-populating / promoting Inverclyde -	£0	£0		
			Marketing (ri) (Part of budget)	£50,000	£50,000		
			SUB-TOTAL	£75,370	£75,370	+£0	
	9	Employability activities include:	Youth Employment (IC reserves)	£112,000	£128,000		
			Employment Support (IC reserves)	£130,000	£0		
			Re-populating / promoting Inverclyde - Graduate	£76,000	£138,000		
			Youth Employment Fund* (IC) - Bid for on an	£0	£0		
			Additional funding from IC - 20/02/14	£0	£0		
			Employability Services supported by the	£1,964,000	£2,164,000		
		SUB-TOTAL	£2,282,000	£2,430,000	+£148,000		

Riverside Inverclyde / Inverclyde Council Joint Operating Plan Monitoring Report
PROJECT SPEND PROFILE - Year 2015 - 16 only (Appendix 1B)

	Project / Activity / Service	2015/16		favourable (+) / adverse (-) NOTES
		Plan	Revised	
6	New Deal (IC)	£16,660	£16,660	
	Employment and training (IC)	£14,220	£14,220	
	Pre-Vocational Training (IC)	£16,160	£16,160	
	Apprenticeships (IC / SDS*)	£178,380	£178,380	
	Apprenticeships (IC earmarked reserves)	£87,000	£93,000	
	Vocational Training (IC)	£27,890	£346,310	+£6,000
SUB-TOTAL		£340,310	£346,310	
7	New Western Entrance to Port Glasgow (IC - capital)	£100,000	£106,000	
	New Car Park for visitors within Town Centre (IC - capital)	£0	£0	
	Additional allocation from capital (IC - capital)	£0	£386,500	
	Additional funding from IC - 20/02/14	£250,000	£0	
	Port Glasgow site acquisitions (ri)	£100,000	£0	
	Port Glasgow Shop / Office fit out (ri)	£100,000	£0	
Port Glasgow Library Lighting (ri)	£60,000	£85,000		
Port Glasgow Town Centre Regeneration (ri)	£0	£0		
SUB-TOTAL		£610,000	£577,500	-£32,500
8	Gourock Municipal Buildings (ri - £300K & IC)	£300,000	£526,000	
	Pierhead Redevelopment (IC - capital ri funding)	£2,022,000	£3,463,691	
	Gourock Town Centre expansion of scope (IC - capital)	£200,000	£0	
	Additional funding from IC - 20/02/14	£150,000	£0	
	SUB-TOTAL	£2,672,000	£3,989,691	+£1,317,691
	Regeneration of Broomhill (IC capital)	£0	£180,000	
9	Additional funding from IC - 20/02/14	£250,000	£202,500	
	Greenock Town Centre / Broomhill (ri)	£100,000	£100,000	
	SUB-TOTAL	£350,000	£382,500	+£32,500
	Project delays due to late start on site - spend catch-up in 2015-16			
	ALLOCATED RESOURCES	£7,777,703	£10,850,726	+£3,073,023
	UNALLOCATED RESOURCES	£626,000	£0	-£626,000
	TOTAL	£8,403,703	£10,850,726	+£2,447,023
OPERATING COSTS				
Org	Operating Cost	Plan	Revised	
ri	Staff Costs	£294,462	£201,151	
	Overheads	£114,431	£114,431	
	Other costs	£14,804	£14,804	
SUB-TOTAL		£423,697	£330,386	-£93,311
IC	Staff Costs	£585,460	£572,270	
	Overheads	£174,560	£174,560	
SUB-TOTAL		£760,020	£746,830	-£13,190
TOTAL		£1,183,717	£1,077,216	-£106,501
	TOTAL SPEND (ACTIVITY PLUS OPERATING COSTS)=	£9,587,420	£11,927,942	+£2,340,522

Project / Activity / Service	2014/15		2015/16		2016/17 on		TOTAL	Prior Years Spend	Total Project Spend	Favourable (f) / adverse (a)	NOTES
	Plan	Revised	Plan	Revised	Plan	Revised					
7 Port Glasgow TCR includes: New Western Entrance to Port Glasgow (IC - capital r) funding) New Car Park for visitors within Town Centre (IC - capital r) funding) Additional allocation from capital (IC - capital r) funding) Additional funding from IC - 20/02/14 Port Glasgow site acquisitions (r) Port Glasgow Shop / Office fit out (r) Port Glasgow Library Lighting (r) Port Glasgow Town Centre Regeneration (r) SUB-TOTAL Gourock Municipal Buildings (r - £300k & IC Capital - £300k) Pierhead Redevelopment (IC - capital r) funding) Gourock Town Centre expansion of scope (IC - capital r) funding) Additional funding from IC - 20/02/14 SUB-TOTAL Regeneration of Broomhill (IC capital) Additional funding from IC - 20/02/14 Gourock Town Centre / Broomhill (r) SUB-TOTAL ALLOCATED RESOURCES UNALLOCATED RESOURCES TOTAL	£100,000	£44,558	£106,000	£126,180	£50,000	£126,180	£250,000	£48,262	£325,000	+£75,000	Increase in size of sculpture from original design.
	£8,986						£8,986	£0	£0		
	£160,000	£215,000	£386,500	£183,500	£750,000	£160,000	£785,000		£785,000	-£75,000	Redistribution of funds to sculpture
	£150,000		£100,000		£100,000	£500,000	£500,000		£500,000		
	£0		£60,000	£95,000	£0	£60,000	£85,000		£85,000		
	£100,000	£55,864	£100,000	£526,384	£200,000	£382,248	£382,248		£382,248		
	£318,986	£313,422	£610,000	£885,064	£600,000	£1,726,968	£1,726,968		£600,000		
	£300,000	£8,100	£300,000	£526,000	£0	£55,900	£600,000		£600,000		
	£2,100,000	£1,553,336	£2,022,000	£3,463,691	£0	£2,746,461	£5,263,468	£586,512	£5,850,000	+£791,488	Further £800,000 additional funding allocated - see income schedule
	£0		£200,000		£0		£700,000		£700,000		
£2,400,000	£1,561,436	£2,872,000	£3,989,691	£0	£3,12,361	£5,863,468		£1,435,000	+£0		
£250,000		£180,000	£180,000	£0	£70,000	£250,000					
£0		£350,000	£500,000	£0	£500,000	£500,000					
£350,000	£8,000	£100,000	£702,500	£0	£335,000	£685,000					
£500,000	£8,000	£350,000	£382,500	£585,000	£1,044,500	£1,435,000					
£11,889,914	£9,714,204	£7,777,703	£10,850,726	£4,507,575	£6,901,643	£24,175,192	£32,391,398	£5,164,826	£32,403,500		
£77,000	£0	£626,000	£0	£349,970	£12,102	£1,052,970	£12,102		£12,102		
£11,966,914	£9,714,204	£8,403,703	£10,850,726	£4,857,545	£6,913,745	£25,228,162	£27,238,674	£5,164,826	£32,403,500		
TOTAL											
OPERATING COSTS											
Operating Cost											
Staff Costs	£298,456	£298,456	£294,462	£201,151	£296,405	£205,072	£889,323				
Overheads	£12,409	£12,409	£14,931	£116,491	£16,491	£116,491	£43,331				
Other costs	£14,514	£14,514	£14,804	£15,100	£15,100	£15,100	£44,418				
SUB-TOTAL	£425,379	£425,379	£424,197	£330,742	£427,996	£336,663	£1,277,072		£1,092,428	-£184,644	
IC	£585,460	£578,777	£585,460	£572,270	£585,460	£579,270	£1,756,380				
Overheads	£174,560	£174,560	£174,560	£174,560	£174,560	£174,560	£523,680				
SUB-TOTAL	£760,020	£753,337	£760,020	£746,830	£760,020	£753,830	£2,280,060		£2,203,997	-£76,063	
TOTAL	£1,185,399	£1,178,716	£1,183,723	£1,077,216	£1,188,016	£1,040,493	£3,557,132		£3,296,425		
TOTAL SPEND (ACTIVITY PLUS OPERATING COSTS)	£13,152,313	£10,652,920	£9,587,420	£11,927,942	£6,045,561	£7,954,238	£28,785,294	£5,164,826	£35,699,925		

**Inverclyde Economic Development &
Regeneration Single Operating Plan
2014-2017**

Plan Targets & Revised Anticipated Outputs

Appendix 2

	1	2	3	4	5	6	1+3+5	2+4+6
	PLAN TARGETS	ACTUAL	PLAN TARGETS	REVISED ANTICIPATED OUTPUTS	PLAN TARGETS	REVISED ANTICIPATED OUTPUTS	PLAN TARGETS	REVISED ANTICIPATED OUTPUTS
Key indicator	2014/15		2015/16		2016/17		TOTAL	
OUTPUTS								
No of businesses supported (new and existing)	524	564 (1)	435	496 (6)	438	474 (8)	1,397	1,534
m ² of new / refurbished office / commercial space	698	402.7 (2)	0	395	306	746 (9)	1,004	1,544
m ² of new / refurbished industrial space	1,620	1,620	350	350	1,000	1,000	2,970	2,970
Ha of land developed for economic after-use	0	0	0	0	1.44	1.44	1.44	1.44
Ha of land developed for self-build housing	0	0	0	0.6	0	0	0.00	0.6
No of individuals supported with employability	1,829	1805 (3)	1,759	1,783	1,690	1,690	5,278	5,278
OUTCOMES								
No of jobs supported (created and safeguarded)	324.5	417.8	232.5	247.7 (7)	237.5	247.5 (9)	794.5	913
No of new business start-ups	150	151	150	150	150	150	450	451
No of residents progressing into employment	804	968 (4)	734	734	665	665	2,203	2,367
Construction job years	52.40	56.34 (5)	26.44	26.27	10.96	14.00	89.80	96.61

Note -

Plan Targets comprise the Original Plan unchanged

Revised Anticipated Outputs comprise actual outputs in 2014/15 plus the anticipated outputs for 2015/16 and 2016/17

Riverside Inverclyde's contribution to above achievements are subject to scrutiny and verification by the Riverside Inverclyde Board in June 2015

FOOTNOTES

(1) Can be multiple assists for a single company

(2) Custom House Phase 3 completion delayed until May 2015. 395 square metres therefore carried forward to 2015/16

(3) Shortfall of 24 carried forward to 2015/16

(4) Comprised of 719 new and 249 retained

(5) Construction Job Years 2014/17 modified to reflect additional funding, re-profiling; and achievement timing

(6) Increase due to carry forward for Scarlow House, Kelburn and Custom House balances for ri, and an increase of 55 for Inverclyde Council business grant and loans

(7) Increase due to carry forward of Scarlow House balance

(8) Increases due to an increase of 35 for Inverclyde Council business grant and loans and for Custom House Phase 4

(9) Increases due to additional funding for Custom House Phase 4