
Report To:	Environment & Regeneration Committee	Date:	16th June 2015
Report By:	Corporate Director Environment, Regeneration and Resources and Chief Financial Officer	Report No:	R018/15/AF/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Environment & Regeneration Capital Programme Update		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the proposals for specific allocations within the current Capital Programme and to obtain approval for the progression of major capital projects nearing tender issue stage.

2.0 SUMMARY

- 2.1 The report advises Committee in respect of:

- The proposals to utilise unallocated amounts and allowances within the Environmental Services – Non Roads, Leisure Strategy and Core Property Allocation elements of the current Capital Programme.
- The need for approval to issue tenders for, and arrangements for acceptance of, the Pottery Street Vehicle Maintenance Facility and District Court Offices Refurbishment projects.

3.0 RECOMMENDATIONS

- 3.1 That the Committee note and approve the allocation of funding to the Coronation Park slipway project as outlined in section 5.0.
- 3.2 That the Committee note and approve the allocation of funding to the Ravenscraig Stadium Floodlighting project as outlined in section 6.0.
- 3.3 That the Committee note and approve the proposals in terms of the Core Property Services allocation and the projects being taken forward as outlined in section 7.0.
- 3.4 That the Committee approve the issue of tenders for the District Court Offices Refurbishment, and grant delegated authority to the Head of Legal & Property Services to accept the lowest acceptable tender provided the cost is within the budget allocation for the project.
- 3.5 That the Committee approve the issue of tenders for the Pottery Street Vehicle Maintenance Building, and grant delegated authority to the Head of Legal & Property Services to accept the lowest acceptable tender provided the cost is within the budget allocation for the project.

Aubrey Fawcett
Corporate Director
Environment, Regeneration
& Resources

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

4.1 In February 2014 the Council agreed to increase the Core Property Allocation to address the necessary investment in the Council's 'Other Property' Assets. The Other Property Assets category includes the following:

- Leisure Trust Managed properties (major maintenance responsibility remains with the Council) including sports facilities, community halls and town halls.
- CHCP Council related properties i.e. resource centres, children's homes etc.
- Cemetery and Crematorium related properties.
- Libraries and Museums.
- Operational properties i.e. lifecycle and major maintenance works not specifically addressed by AMP funding model.

4.2 The current Capital Programme includes unallocated allowances for works at Coronation Park and an unallocated contingency within the Leisure & Pitches (Leisure Strategy) element of the Capital Programme. Both of these allocations are projected to spend in the current financial year and require to be allocated against identified projects as soon as possible to address potential Capital Programme slippage.

4.3 Two major projects within the current Capital Programme will require tenders to be issued in the near future and Committee approval is required in respect of tender issue and the arrangements for acceptance.

5.0 CORONATION PARK PORT GLASGOW

5.1 The current Capital Programme contains an allocation of £250K for works to Coronation Park. As previously reported to Committee £190K of this was allocated to address coastal defence work in the park and that project has now been completed. Further work has been identified as required to address the condition of the existing slipway. A summary of the proposed works is below:

- Break out and replace concrete slipway including rockfill layer.
- Break out and recast slipway joints and edges including new concrete downstand.
- Re-grading slipway.
- Concrete repairs to adjacent outfall pipe encasement.
- Additional safety features (timber kerb, lifebelt stand, belt and heaving line + signage).

5.2 The estimated cost of the project is £100K. There is currently £60K of the original £250K unallocated. It is proposed to allocate £40K from the Core Property Services 2015/16 allocation to take the project forward in the current financial year. The Committee is requested to note and approve this course of action.

6.0 RAVENSCRAIG STADIUM

6.1 The facility has benefited from a refurbishment / upgrade of the stadium and the running track as part of the completed Leisure Strategy projects. The floodlights within the stadium were not addressed as part of these works. An assessment of their condition has highlighted that they are nearing end of life and also have issues in terms of replacing lamps with a requirement for cherry picker in the absence of operational column based lowering mechanisms. Due to the age of the columns they are also susceptible to misalignment following periods of high winds. A feasibility study is currently being undertaken on the options for replacement of the floodlighting which will meet current standards, address the requirement for efficient and cost effective maintenance, and which will improve lighting levels and user control.

6.2 The current Capital Programme contains a Leisure & Pitches contingency of £93K remaining from previous project allocations. It is also anticipated that the final account for the Rankin Park Pitch and Pavilion project will be agreed within the project allocation with a further amount to be added to this contingency. The Committee is requested to approve the progression of a project for replacement floodlighting at Ravenscraig Stadium subject to the cost being contained within the available Leisure & Pitches contingency amount.

7.0 CORE PROPERTY ALLOCATION

7.1 The February Policy & Resources Committee approved the increase of the Core Property Services allocation from £1M per year to £2M to address the investment required in the Council's 'Other Property' Assets i.e. those properties with no specific allocation as part of an existing funding model such as the Offices Asset Management Plan (AMP). This was subsequently confirmed at the Council meeting on 19th February. The increased allocation will allow more medium to large scale lifecycle projects to be taken forward in addition to the annual statutory duty and minor works allowances.

7.2 The current condition surveys for the various properties have been reviewed and a prioritised list of projects identified targeted towards either the properties rated in overall Condition C (Poor), or building elements within the property surveys noted as Condition C (Poor). Proposed projects are noted below:

Port Glasgow Town Hall

- Window replacement (to complete remaining windows not addressed in Phase 1).
- Re-roofing.

Greenock Cemetery

- Crematorium window replacement.
- Crematorium offices window replacement and minor refurbishment.
- Ivy House refurbishment.

Waterfront Leisure Centre

- Panic alarm/PA system replacement.

Greenock Municipal Buildings

- Access study and improvements (note major projects to address roofing and other external fabric works are being programmed for Spring/Summer 2016).
- Minor toilet refurbishment/upgrade.

7.3 The Committee is requested to note and approve the progression of the projects above from the Core Property Allocation. Further projects are being investigated subject to more detailed scoping and will be advised to Committee in due course.

8.0 DISTRICT COURT OFFICES REFURBISHMENT

8.1 The May 2014 Committee approved the progression of the District Court Office Refurbishment project. The design works and tender document preparation have been advanced and the project is nearing tender issue stage. The estimated cost of the works is £2.305M and is contained within the Offices Asset Management Plan element of the current Capital Programme. Permission to issue tenders and approval for delegated authority to accept the lowest acceptable tender is requested.

9.0 POTTERY STREET VEHICLE MAINTENANCE FACILITY

9.1 As previously reported to Committee, a review of the scope and phasing of the remaining projects within the Pottery Street Depot Rationalisation project was undertaken to find savings. The September 2014 Committee previously approved the issue of tenders for the Vehicle Maintenance Building. The review of the projects has altered the scope and the estimated cost

of this phase with a need to update Committee and gain approval for the revised project. The tender documents are nearing completion with a site start anticipated at the end of the year. The revised estimated cost of this phase is £5.249M which is contained in the overall cost for the Pottery Street Depot Asset Management Plan element of the Capital Programme. Permission to issue tenders and approval for delegated authority to accept the lowest acceptable tender is requested.

10.0 IMPLICATIONS

Finance

- 10.1 The approvals requested deal with the necessary permissions to progress projects with existing Capital Programme allocations and identification of projects within existing Capital Programme allowances / contingency amounts.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Coronation Park slipway	E&R Capital	2015/16	£100		£60k funded from existing budget, further £40k allocated from core Property Services Capital allocation
Ravenscraig Stadium	E&R Capital	2015/16	tbc		Will be contained within existing Leisure Strategy Contingency (£93k) & remainder of Rankin Park budget (£127k less final account).
Various per para 7.2	E&R Capital Property Services Allocation	2015/16	tbc		Contained within core Property Services Capital allocation
District Court Offices	AMP (Offices) Capital	2015/16 – 2017/18	£2,305		Contained within AMP & reported to previous Committee
Pottery St – Vehicle Maintenance Facility	AMP (Depots) Capital	2015/16 – 2017/18	£5,249		Contained within AMP & reported to previous Committee

Annually Recurring Costs/ (Savings)

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

Legal

10.2 There are no legal issues.

Human Resources

10.3 There are no human resources issues.

Equalities

10.4 Has an Equality Impact Assessment been carried out?

X

YES (see attached appendix)

NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

10.5 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.

11.0 CONSULTATION

11.1 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.

11.2 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.

12.0 LIST OF BACKGROUND PAPERS

12.1 Corporate Property Condition Surveys 2014.
Coronation Park Slipway Condition Report and Feasibility Study.