
Report To:	Environment & Regeneration Committee	Date:	3rd September 2015
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/76/15/AP/JMcC
Contact Officer:	John McConnell	Contact No:	01475 712264
Subject:	Environment & Regeneration Capital Programme 2015/16 to 2017/18 - 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 £80.611m, which means that the total projected spend is on budget.
- 2.3 Expenditure at 31st July is 15.95% of 2015/16 projected spend, there is net accelerated spend from future years of £1.674m being reported. This has arisen due to a number of existing projects being ahead of schedule, details of which are incorporated within the body of the report.

3.0 RECOMMENDATIONS

- 3.1 That Committee note the current position of the 2015/18 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.
- 3.2 That Committee note and approve the additional expenditure on the Coronation Park seawall repairs project which will be contained within the Committee's overall budget as outlined in 5.13.
- 3.3 That Committee note and approve the additional expenditure on the Waterfront Leisure Complex Flume Strut project which will be contained within the Committee's overall budget as outlined in 6.4.

Alan Puckrin
Chief Financial Officer

Aubrey Fawcett
Corporate Director
Environment, Regeneration
& Resources

4.0 BACKGROUND

4.1 On February 19th 2015 the Council approved a new 3 year Capital Programme covering the period 2015/18, effectively extending the previously approved 2013/16 Capital Programme to 2017/18. As part of this process in addition to the recurring annual allocations the Property Assets allocation has been increased from £1m per annum to £2m per annum, RAMP funding of £12m confirmed over 2016/17 & 2017/18 and allocations built in for additional flooding works (£0.95m) and Feasibility studies (£0.25m).

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

5.1 For Roads (carriageways, footways, lighting, and structures) the revised total allocation for 2015/16 is £6.957m - this comprises £2.512m from Core Capital funding and £4.445m from the Roads Asset Management Plan.

5.2 Good progress has been achieved so far this financial year on carriageways schemes and major patching, with around £1.008m completed on site to date. For footways, spend is around £55,000 to date with the majority of the footway schemes being planned for progression later in the financial year. As reported elsewhere on the agenda, it is anticipated that there will be accelerated spend of £1.045m on carriageways of which £429,000 was reported to Committee in March and an additional £616,000 being projected now. In addition, as reported elsewhere on the agenda there will be accelerated spend of £350,000 on footways of which £105,000 was reported to Committee in March and an additional £245,000 being projected now. The accelerated projects are from this year's reserve list along with one other scheme. This accelerated spend is fully reflected in Appendix 1. For lighting, works has commenced on the LED replacement programme with some work on site and further designs progressing.

5.3 The flooding strategy works to the Eastern Line of Falls culvert at Drumfrochar Road has been completed within budget at £285,000. Works at Aberfoyle Road are now complete and within budget at £105,000. Works at Cartsburn/ Kings Glen/ Mearns Street are 20% complete and site design changes are being made to accommodate unforeseen buried obstacles. Designs for Brougham Street and West Station are 80% and 50% complete respectively.

5.4 Greenock Parking Strategy's variation traffic orders have been implemented. Traffic orders for a resident parking permit scheme in central Greenock are due to be consulted on in late August 2015.

5.5 Funds of £235,000 had been brought forward from 2015/16 to allow for the majority of the Nittingshill Bridge (Quarrier's Village) replacement work to be completed in financial year 2014/15. Work on this project was completed in April 2015, £60,000 under budget. Bridge parapet renewals are complete £100,000 under budget. Reserve projects have been identified to utilise underspend.

5.6 Traffic measures projects at All Saints School Crossing and B788 Chevrons are complete at £35,000. Pennyfern speed cushions are out to tender with a budget of £25,000. Gourrock Pool railings, £20,000, are delayed until after Kempock Street has been completed and the Broadfield 20mph zone, £20,000, is currently being designed.

5.7 SPT and Sustrans project designs for the R21 cycleway, £129,000, are due to be tendered in August. Raised bus stop kerbs, £20,000, are due on site in September.

5.8 The electric car charging points contract, funded by Transport Scotland, was awarded to Everwarm at £49,000. Spend in 2014/15 was £34,135. One unit remains to be installed at Kempock Street, when Riverside Inverclyde public realm works are expected to be completed in October. An additional electric vehicle charging unit has been installed at Wemyss Bay.

5.9 CWSS budgets are progressing as expected. The puffin crossing at Eldon St/ Fox St, £15,000, has been designed and a construction cost estimate is awaited from the term contractor Motus. The N753 cycle route on Ashton Rd, £50,000, is 20% complete, and dropped kerbs, £20,000,

80% complete.

- 5.10 The Vehicle Replacement Programme has a £2.024m budget for 2015/16. Tenders are currently being evaluated and orders will be placed imminently with the budget anticipated to be fully spent by the year end.
- 5.11 Cremator repairs: The approved capital budget for 2015/16 is £17,000; the associated repair works are complete and the full budget has been spent.
- 5.12 Play areas programme: Investment of £1.25m in new or refurbished play areas is either complete or ongoing across Inverclyde. The programme and progress to date is summarised in Appendix 1 and Appendix 3.
- 5.13 Coronation Park seawall repairs: The project is currently reporting an over expenditure of £30,000 or 15.8%. This was due to the condition of the existing rock armour being worse than anticipated necessitating its removal from site and the subsequent requirement for importing of additional new rock armour which was extended to below tidal levels. There was also a contributory factor connected with the closure of the quarry that provided the initial rock armour requiring sourcing from an alternative supplier, see summary in Appendix 4. It should be noted that the additional expenditure will be contained within the Committee's budget.
- 5.14 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 on 1st December 2014. Works are progressing well although slightly behind programme with a revised completion date in late October/November due in part to inclement weather.

The proposals for the regeneration of the Broomhill area are currently being developed by Riverside Inverclyde with feasibility studies commissioned and being progressed as reported elsewhere on the agenda.

In respect of Port Glasgow Town Centre Regeneration, the first meeting of the Town Centre Regeneration Forum took place in May with meetings scheduled every 3 months thereafter. A separate update report on all of the current Riverside Inverclyde projects is being submitted to this Committee.

6.2 Leisure Strategy:

The final major project within the programme has now been completed with the handover of the Rankin Park Grass Pitch and Changing Pavilion facility. It should be noted however that the main contractor failed to complete all of the works and as such it was necessary for the Council to determine the contract and make alternative arrangements for the completion of some minor outstanding work.

The June Committee approved the use of the Leisure and Pitches contingency to address the replacement of floodlighting at Ravenscraig Stadium, the design for this work is progressing and tender documents will be issued as soon as possible.

6.3 Core Property Services: The programme includes a number of projects from the previous year as follows:

- Gourock Pier & Railhead Development – Repairs to the sea wall funded from the core property allocation have now been completed as part of the phased main project work currently on site as noted in 6.1 above.

- Greenock Municipal Buildings Window Replacement – Historic Scotland approval now in place. Phase 1 proposed as rolling programme of repairs through the Council's Building Services Unit to commence Autumn 2015. Phase 2 includes replacement windows to the Building Standards Office and tender issue is imminent with start anticipated Autumn 2015.
- Gamble Halls Window Replacement – Historic Scotland approval now in place with tenders returned below budget and site start planned shortly. It is intended to utilise the remaining budget to address the replacement of the external doors as a separate contract following on from the window contract.

The June 2015 Committee approved the proposed expenditure on a prioritised list of projects identified from the 2014 property condition surveys targeted towards either the properties rated in overall Condition C (Poor), or building elements within the property surveys noted as Condition C (Poor). A brief progress update on the larger scale projects within the core allocation is provided below:

- Greenock Municipal Buildings Toilet Refurbishment – design work progressing for refurbishment / upgrade of two small toilet areas adjacent to the Grand Corridor and Town Hall.
- Port Glasgow Town Hall – design work progressing for replacement roof covering in two phases and replacement windows in a further two phases. A further (and final) phase of rewiring is also being scoped.
- Greenock Cemetery Complex – scope of works being finalised for Office and Waiting Room refurbishment / repairs, Crematorium window replacement and options for Ivy House refurbishment / replacement.

Further projects will be identified as part of the on-going review of the property condition surveys.

6.4 Core Property Services – Waterfront Flume Strut Repairs

Works to address essential repairs to the flumes within the Waterfront Leisure Complex were tendered and accepted in April 2015. Part of the scope of works included a further detailed repair survey of all areas of the flumes including areas requiring access equipment and specialist assessment. Additional works have been identified as required following this survey and a schedule of work has been prepared utilising the rates and prices within the original tender won in competition. The original contract value was £32.3k inclusive of professional fees, the additional repairs would increase the contract value to £58.7k inclusive of professional fees. In terms of the Council's Financial Regulation the Committee is requested to note and approve the proposed additional expenditure on the contract which will be contained within the Core Property Services Inverclyde Leisure Properties allocation. The rates and prices have been based on the current tender, represent best value and will address the essential repairs required to extend the life of the flumes within the complex.

6.5 Asset Management Plan – Offices:

The District Court Offices Redevelopment has progressed to tender stage with tenders issued and scheduled for return mid-September with site start anticipated Autumn to complete Autumn 2016.

The project for the demolition of Dalrymple House and formation of a new car park is progressing with tenders returned below budget and site start planned shortly.

The William Street building (former Education HQ) refurbishment was approved for progression via a Business Property Renovation Allowance (BPRA) scheme at the May Policy & Resources Committee. Initial survey and design work has commenced with Stage C report in preparation. Submission of formal Planning application is scheduled to be progressed within the next 2 weeks.

6.6 Asset Management Plan – Depots:

Pottery Street - The vehicle maintenance facility phase has progressed to tender stage with tenders issued and scheduled for return mid-September with site start anticipated November 2015 to complete Autumn/Winter 2016. The first phase of the car park works is currently on site with a further phase to follow in the current financial year. The dewatering facility phase is currently being designed with completion programmed prior to end of March 2016.

Kirn Drive - Further options for Kirn Drive have been prepared for consideration as part of the budget process.

6.7 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 31st July 2015. Expenditure to date is £3.378m (15.95% of the 2015/16 projected spend).

7.2 The current budget is £80.611m. The current projection is £80.611m which means the total projected spend is on budget.

7.3 The approved budget for 2015/16 is £19.507m. The Committee is projecting to spend £21.181m with net accelerated spend from future years of £1.674m mainly due to Carriageways (£0.616m), Footways (£0.245m), Traffic Measures (£0.100m), Parking Strategy (£0.200m), Gourrock Pier & Railhead Development Area (£0.100m) and Broomhill Regeneration (£0.100m).

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.

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 1

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/15	Approved Budget 2015/16	Revised Est 2015/16	Actual to 31/07/15	Est 2016/17	Est 2017/18	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services - Roads								
<u>Core Programme</u>								
Bridge Strengthening	28	28	3	0	0	0	0	0
Lighting, Lit signs & Bollards	7	7	3	0	0	0	0	0
Traffic Measures	485	132	53	153	7	100	100	0
Parking Strategy	511	170	141	341	9	0	0	0
Cycling, Walking & Safer Streets	121	0	122	121	0	0	0	0
SPT	114	0	118	114	1	0	0	0
Sustrans	60	0	149	60	0	0	0	0
Flooding Strategy - Greenock Central	2,200	336	1,864	1,864	222	0	0	0
Flooding Strategy - Future Schemes	1,726	0	0	0	0	1,726	0	0
Additional Flooding Works, Castle Road and Others	40	24	16	16	0	0	0	0
Langhouse Road Development	115	77	38	38	2	0	0	0
Complete on Site	11	0	5	11	0	0	0	0
<u>Roads - Core Total</u>	5,418	774	2,512	2,718	241	1,826	100	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,491	7,972	3,429	4,045	1008	5,574	5,900	0
Footways	1,551	696	355	600	55	255	0	0
Structures	733	518	102	200	84	15	0	0
Lighting	1,977	379	261	287	68	1,311	0	0
Staff Costs	1,026	595	298	300	190	131	0	0
<u>Roads Asset Management Plan Total</u>	28,778	10,160	4,445	5,432	1,405	7,286	5,900	0
Environmental Services - Roads Total	34,196	10,934	6,957	8,150	1,646	9,112	6,000	0

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 1

	1	2	3	4	5	6	7	8
Project Name	Est Total Cost	Actual to 31/3/15	Approved Budget 2015/16	Revised Est 2015/16	Actual to 31/07/15	Est 2016/17	Est 2017/18	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services - Non Roads								
Cemetery Development	30	0	30	30	5	0	0	0
Cremator Repairs	35	18	7	17	17	0	0	0
Zero Waste Fund	369	120	27	89	10	80	80	0
Vehicles Replacement Programme	13,050	8,177	2,024	2,024	0	983	1,866	0
Electric Vehicle Charging Infrastructure	73	34	39	39	4	0	0	0
Fox Street - Play Area	180	10	150	170	0	0	0	0
Skatepark - Play Area	174	67	87	107	87	0	0	0
Battery Park Wheelchair Play Area	95	2	58	93	0	0	0	0
Sir Michael Street Play Area	261	0	201	63	0	198	0	0
General Repairs to Play Areas	71	31	21	40	10	0	0	0
Various Other Play Areas	115	61	0	54	0	0	0	0
Play Areas complete on Site	35	0	29	35	8	0	0	0
Gourock Walled Garden, Toilet Provision	52	15	25	37	37	0	0	0
Coronation Park Port Glasgow - Seawall Repairs	190	65	85	125	141	0	0	0
Coronation Park Port Glasgow - Slipways	60	0	0	60	0	0	0	0
PG Health Centre Car Park	40	38	2	2	0	0	0	0
Environmental Services - Non Roads total	14,830	8,638	2,785	2,985	319	1,261	1,946	0
Planning Services								
Former SNH Grant	64	56	8	8	0	0	0	0
PLANNING SERVICES TOTAL	64	56	8	8	0	0	0	0
ENVIRONMENT AND PLANNING TOTAL	49,090	19,628	9,750	11,143	1,965	10,373	7,946	0

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 2

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/15	Approved Budget 2015/16	Revised Est 2015/16	Actual to 31/07/15	Est 2016/17	Est 2017/18	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Regeneration and Planning								
<u>Core Regeneration:</u>								
Gourock Pier & Railhead Development Area	5,300	2,053	3,147	3,247	1139	0	0	0
Broomhill Regeneration	860	15	175	275	0	570	0	0
Port Glasgow Town Centre Regeneration	1,460	718	416	492	36	250	0	0
Central Gourock	150	0	0	0	0	150	0	0
SV Comet	140	112	28	28	0	0	0	0
<u>Core Regeneration Total</u>	7,910	2,898	3,766	4,042	1,175	970	0	0
<u>Leisure Strategy</u>								
Rankin Park Grass Pitch and Pavilion	1,305	1,273	97	7	7	25	0	0
Ravenscraig Stadium Floodlighting	150	0	0	95	0	55	0	0
Leisure & Pitches Contingency	38	0	0	0	0	38	0	0
Leisure & Pitches Complete on site	87		1	1	0	86	0	0
<u>Leisure Strategy Total</u>	1,580	1,273	98	103	7	204	0	0
Regeneration Services Total	9,490	4,171	3,864	4,145	1,182	1,174	0	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	3,857	0	750	0	0	1,857	2,000	0
Feasibility Studies	250	0	0	0	0	100	150	0
Greenock Municipal Buildings Window Replacement	150	10	140	140	0	0	0	0
Greenock Municipal Buildings Toilet Refurbishment	30	0	0	25	0	5	0	0
Gamble Halls Window Replacement/Rot Repairs	175	16	159	159	1	0	0	0
Port Glasgow Town Hall - Windows/Roofing	300	0	0	200	0	100	0	0

COMMITTEE: ENVIRONMENT & REGENERATION

APPENDIX 2

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/15	Approved Budget 2015/16	Revised Est 2015/16	Actual to 31/07/15	Est 2016/17	Est 2017/18	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Greenock Cemetery Complex	280	0	0	50	0	230	0	0
Coronation Park Slipway	70	0	0	65	0	5	0	0
<u>Minor Works</u>								
Farms	10	1	9	9	0	0	0	0
Minor Demolitions	25	0	0	25	0	0	0	0
Inverclyde Leisure	50	0	0	45	0	5	0	0
General Works	100	0	0	90	0	10	0	0
Design & Pre-Contract	50	0	0	50	0	0	0	0
Reservoirs	50	0	0	50	0	0	0	0
<u>Statutory Duty Works</u>								
Electrical	30	0	0	25	0	5	0	0
Lightning Protection	10	0	0	10	0	0	0	0
Lifts	10	0	0	10	0	0	0	0
Water	15	0	0	10	0	5	0	0
Gas	10	0	0	10	0	0	0	0
Asbestos	50	0	0	45	0	5	0	0
Fire Risk	50	0	0	45	0	5	0	0
DDA/Equality	100	0	0	95	0	5	0	0
Capital Works on Former Tied Houses	600	0	20	20	0	160	60	360
Complete on Site Allocation	432		283	283	114	149	0	0
Waterfront Leisure Complex Combined Heat and Power Plant	250	19	181	181	0	50	0	0
<u>Core Property Assets Total</u>	<u>6,954</u>	<u>46</u>	<u>1,542</u>	<u>1,642</u>	<u>115</u>	<u>2,696</u>	<u>2,210</u>	<u>360</u>

Play Area	Value £000k	Current Status
Jacobs Drive	75	Complete.
Braeside	67	Complete.
Barr's Brae	67	Complete. One play unit destroyed by vandals and removed. Replacement being considered.
Sir Michael Street Big Lottery	75 188	The work is programmed to take place in financial year 2015/16. The Big Lottery Grant transfer was originally awarded to GCRAAG, but has now been transferred to Inverclyde Council lease arrangements in respect of land owned by Network Rail remain to be finalised. In the circumstances a significant proportion of spend intended for this financial year has been slipped to next, which is reflected in the financial Appendix.
Battery Park Skatepark	175	Complete.
Wellpark	69	Complete.
Fox Street	180	Tenders have been returned and are being evaluated.
Birkmyre Park PG	35	Complete.
Battery Park (large)	95	Tenders have been returned and are being evaluated.
Ashton	20	Contract awarded. Site start anticipated in November following lead-in time for equipment manufacture.
Quarrier St/MacLeod St	27	Complete. The old unit was removed and replaced by new large multi-unit. However, the new unit has been badly vandalised and has had to be fenced off until the damaged elements can be replaced. Unfortunately, the vandalism has occurred on several occasions and even the fence erected to prevent access to the damaged unit is being regularly vandalised. Wardens are monitoring the site and investigating the vandalism.

Play Area	Value £000k	Current Status
General upgrades	100	<p>This item relates to the refurbishment of existing play areas based on the age and condition of play units. The budget is £100k in total to be spent over three years, this is year three.</p> <p>In 2013/14, the play area in Birkmyre Park Kilmacolm had new safety surface installed.</p> <p>In 2014/15, the play areas in Auchmountain Halls and Oronsay Avenue had new safety surface installed; damaged fencing was also replaced at the Oronsay site. New play units were installed in the small play area at Battery Park - in effect, this is a new play area as all the play units were replaced.</p> <p>To date in 2015/16, access paths at West Glen and Bawhirley Road play areas were resurfaced. Various play units within play areas across the district have been refreshed with new panels, seats, boards etc.</p>
Gibshill	20 Inverclyde Council 30 Persimmon Homes	<p>A new play area is due to be installed this financial year on a site adjacent to Shankland Road and Thomas Muir Street. The project is part funded by Inverclyde Council (£20k), and Persimmon Homes (£30k) - as part of the Planning process. The land on which the play area is to be built is not owned by Inverclyde Council, it is owned by RCH and it is therefore the intention to have the land transferred to Inverclyde Council for the play area to be installed.</p> <p>The site in question was agreed following discussion with the Gibshill Residents' Assoc., it however remains to be surveyed to ensure there are no impediments to a play area being installed on the chosen plot.</p>
Total	1.223 million	

APPENDIX 4

Project No. 14/077

CORONATION PARK SEA DEFENCES

Technical Progress Report August 2015

10/8/2015

**ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS
OF THE COUNCIL'S FINANCIAL REGULATIONS**

**VARIATIONS IN THE CONTRACT RESULTING IN
THE APPROVED COST BEING EXCEEDED**

1. Additional rock armour works

The condition of the existing rock armour was worse than anticipated and was removed off site resulting in additional rock armour being imported to site and extended to below tidal levels. Also the quarry which provided the initial rock armour closed resulting in additional costs from an alternative supplier.

£30,000

TOTAL INCREASE IN PROJECT WORKS

£30,000