
Report To:	Environment & Regeneration Committee	Date:	29th October 2015
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/102/15/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 £80.731m, which means that the total projected spend is on budget.
- 2.3 Expenditure at 30th September is 25.84% of 2015/16 projected spend, there is net accelerated spend from future years of £0.765m being reported. This is a net reduction in acceleration of spend of £0.909m (4.66%) since last Committee mainly due to slippage in the Flooding Strategy – Greenock Central (£0.746m) and AMP Depots – Vehicle Maintenance Shed (£0.500m) which is offset by advanced RAMP – Lighting (£0.513m).

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 next tranche of play area investment as detailed in 5.14.

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 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 £1.7m 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. For lighting, work has commenced on the LED replacement programme with some work on site and further designs progressing; a Consultant has been appointed to carry out the bulk of the design and contract preparation aspects. As reported elsewhere on the agenda, it is anticipated that there will be accelerated spend of £0.800m on lighting projects this financial year; £287,000 was previously approved at the March Committee.
- 5.3 The flooding strategy works at Cartsburn / Kings Glen / Mearns Street are 20% complete and site design changes are being made to accommodate unforeseen buried obstacles. There are currently unforeseen ground conditions on the Cartsburn section and they are under review, it is likely that the completion of this project will be delayed. Design for Brougham Street is complete and tenders are being assessed. West Station design is 80% complete and is expected to be published for tender in October.
- 5.4 The flooding design phase 4 has been awarded to Aecom and they have started outline design proposals for the next phase on the Coves Burn, Gourock, Glenmosston Burn, Kilmacolm, Bouverie Burn, Port Glasgow and Gotter Water, Quarriers Village with expected completion December. An additional site at Port Glasgow Road Kilmacolm has been added to look at surface water run-off to prevent flooding on Port Glasgow Road in conjunction with Scottish Water's sewer upgrade of the area.
- 5.5 Greenock Parking Strategy's variation traffic orders have been implemented. Traffic orders for a resident parking permit scheme in central Greenock have been consulted on and there are 8 valid objections. The next steps in the process are subject to a separate report for consideration by this Committee.
- 5.6 The traffic orders for Kempock Street off-street car parks have been subject to public consultation. There has been one objection to this TRO. The next steps in the process are subject to a separate report for consideration by this Committee.
- 5.7 The traffic orders for the two new car parks at Gourock Station have been consulted on and there was one objection which has now been withdrawn.
- 5.8 Nittingshill bridge is complete at a total cost of £475,000. The parapet strengthening works are on-going with a completion date of November and this is £100,000 under budget. Reserve projects have been identified but due to resource issues these projects will be carried forward to 2016/17.
- 5.9 Traffic measures projects at All Saints School Crossing and B788 Chevrons are complete at £14,000 and All Saints Primary School crossing and speed calming complete £10,000. Pennyfern speed cushions start on site on 19 October at a cost of £25,000. Gourock Pool

railings, £9,000, are delayed until after Kempock Street has been completed. The Broadfield 20mph zone speed survey is complete and to implement a 20mph zone physical measures will be required which will increase the budget to £60,000. The design works are ongoing and a formal consultation process will be required before implementation. Execution of these works will be 2016/17.

- 5.10 SPT and Sustrans project designs for the R21 cycleway, £129,000, have been awarded to Aecom and are due to be completed in December 2015 ready for the tendering of the construction works. Raised bus stop kerbs, £20,000, are 80% complete.
- 5.11 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.
- 5.12 CWSS budgets are progressing. The puffin crossing at Eldon St/ Fox St, £15,000, is designed and a construction cost estimate of £75,000, consequently project deferred to 2016/17. The N753 cycle route on Ashton Rd, £50,000, is 70% complete, and dropped kerbs design work, £20,000, 80% complete. School crossing safety measures design work on going £10,000. N753 cycle route at Inverkip Toilets being designed £26,000.
- 5.13 The Vehicle Replacement Programme has a £2.024m budget for 2015/16. Orders have been placed for £1.676m with the remaining £348,000 budget being progressed at present. A full budget spend is anticipated for 2015/16.
- 5.14 Play areas programme: Investment of £1.223m in new or refurbished play areas is either complete or ongoing across Inverclyde. The programme and progress to date is summarised in Appendix 3.

In addition to the ongoing investment, a further £120,000 was approved in this budget with the recommendation that it is allocated towards match funding for new facilities or replacing equipment in existing play facilities. The recommended projects are:

Location	Detail	Value £000
Kelburn Terrace	Contribution towards a new play area to be installed and maintained by River Clyde Homes on their land.	50
Graham Street	Refurbish existing play area.	25
Auchmountain Halls	Install new play unit and associated safety surface.	10
Grieve Road	Replace safety surface	5
Various Sites	Install swing barriers Replace corroded litter bins Repair/replace fences and gates	30

- 5.15 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 October 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 in progress.

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:

As previously reported the final major project within the programme has now been completed with the handover of the Rankin Park Grass Pitch and Changing Pavilion facility. Following the determination of the contract minor outstanding landscaping works are being undertaken through Environmental Services.

The project for replacement floodlighting at Ravenscraig Stadium is approaching tender issue stage with the final design work nearing completion.

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 – A rolling programme will be taken forward through the Council's Building Services Unit. The pre-start meeting has been held with the programme to commence shortly. Tenders have also been returned and an acceptance issued for the Phase 2 works addressing replacement windows to the Building Standards Office.
- Gamble Halls Window Replacement – Tenders have been returned and accepted with a site start schedule for 2nd November.

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 has been advanced with listed building consent and planning applications imminent.
- Port Glasgow Town Hall – design work progressing for replacement roof covering in two phases and replacement windows in a further two phases. Tender documents are nearing completion for the first phase of roofing with tenders returned and being evaluated for the second phase window replacement. Tenders have also been issued for the final phase of rewiring.
- Greenock Cemetery Complex – Historic Scotland consultation has been taken forward with agreement in principal to the scope of works to the Office / Waiting Room and Crematorium. Tender documents and formal listed building consents are being prepared. An option to replace the Ivy House with a new unit is currently being investigated due to condition and suitability issues with the existing building. Tenders have been returned and accepted for the garage replacement / reinstatement and work will commence on site shortly.

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

6.4 Asset Management Plan – Offices:

Tenders for the District Court Offices Redevelopment have been returned and initial arithmetical checking and evaluation is complete. A more detailed report is included as an addendum elsewhere on this agenda, in summary though the level of tender return exceeds the capital programme allowance. A value engineering exercise has been carried out and has resulted in a reduction in cost however the revised value still exceeds the budget. The addendum addresses this by utilising part of the AMP Office balance/contingency to fund the budget shortfall. Subject to the proposals within the addendum being approved a legal acceptance will be progressed to allow the works to commence late Autumn 2015 to complete late Autumn 2016.

The tender for the demolition of Dalrymple House has now been accepted with a site start imminent.

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. Design work has been progressed and is on-going with building warrant and planning applications submitted.

6.5 Asset Management Plan – Depots:

Pottery Street - The vehicle maintenance facility phase has progressed to tender return stage with tenders returned within budget and being evaluated. Subject to issue of formal acceptance, a site start is anticipated in 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.

6.6 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 30th September 2015. Expenditure to date is £5.239m (25.84% of the 2015/16 projected spend).

7.2 The current budget is £80.731m. The current projection is £80.731m 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 £20.272m with net accelerated spend from future years of £0.765m mainly due to Carriageways (£0.616m), Lighting (£0.513m), Footways (£0.245m), Traffic Measures (£0.100m), Parking Strategy (£0.200m), Gourock Pier & Railhead Development Area (£0.100m) offset by slippage in Flooding Strategy – Greenock Central (£0.746m), AMP Depots – Vehicle Maintenance Shed (£0.500m), Broomhill Regeneration (£0.100m) and Port Glasgow Town Centre Regeneration (£0.076m).

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 30/09/15	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	0	0	0	0	0	0
Lighting, Lit signs & Bollards	7	7	0	0	0	0	0	0
Traffic Measures	485	132	53	153	30	100	100	0
Parking Strategy	511	170	141	341	13	0	0	0
Cycling, Walking & Safer Streets	121	0	122	121	14	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	1,118	168	746	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	11	11	0	0	0	0
Roads - Core Total	5,418	774	2,512	1,972	228	2,572	100	0
<u>Roads Asset Management Plan</u>								
Carriageways	17,875	7,972	3,429	4,045	1,806	3,171	2,687	0
Footways	3,296	696	355	600	55	750	1,250	0
Structures	1,933	518	102	200	93	565	650	0
Lighting	4,179	379	261	800	197	1,500	1,500	0
Staff Costs	1,495	595	298	300	195	300	300	0
Roads Asset Management Plan Total	28,778	10,160	4,445	5,945	2,346	6,286	6,387	0
Environmental Services - Roads Total	34,196	10,934	6,957	7,917	2,574	8,858	6,487	0

APPENDIX 1

COMMITTEE: ENVIRONMENT & REGENERATION

	1	2	3	4	5	6	7	8
<u>Project Name</u>	<u>Est Total Cost</u>	<u>Actual to 31/3/15</u>	<u>Approved Budget 2015/16</u>	<u>Revised Est 2015/16</u>	<u>Actual to 30/09/15</u>	<u>Est 2016/17</u>	<u>Est 2017/18</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>								
Cemetery Development	30	0	30	30	6	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	5	0	0	0
Fox Street - Play Area	180	10	150	170	7	0	0	0
Skatepark - Play Area	174	67	87	107	87	0	0	0
Battery Park Wheelchair Play Area	95	2	58	93	11	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	26	0	0	0
Various Other Play Areas	235	61	0	54	26	120	0	0
Play Areas complete on Site	35	0	29	35	0	0	0	0
Gourock Walled Garden, Toilet Provision	54	15	27	39	44	0	0	0
Coronation Park Port Glasgow - Seawall Repairs	220	65	115	155	153	0	0	0
Coronation Park Port Glasgow - Slipways	60	0	0	60	2	0	0	0
PG Health Centre Car Park	38	38	0	0	0	0	0	0
<u>Environmental Services - Non Roads total</u>	14,980	8,638	2,815	3,015	394	1,381	1,946	0
<u>Planning Services</u>								
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	49,240	19,628	9,780	10,940	2,968	10,239	8,433	0

APPENDIX 2

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/15</u>	<u>Approved Budget 2015/16</u>	<u>Revised Est 2015/16</u>	<u>Actual to 30/09/15</u>	<u>Est 2016/17</u>	<u>Est 2017/18</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>
Regeneration and Planning								
<u>Core Regeneration:</u>								
Gourock Pier & Railhead Development Area	5,300	2,053	3,147	3,247	1,562	0	0	0
Broomhill Regeneration	860	15	175	175	0	670	0	0
Port Glasgow Town Centre Regeneration	1,460	718	416	416	86	326	0	0
Central Gourock	150	0	0	0	0	150	0	0
SV Comet	140	112	28	28	0	0	0	0
Core Regeneration Total	7,910	2,898	3,766	3,866	1,648	1,146	0	0
<u>Leisure Strategy</u>								
Rankin Park Grass Pitch and Pavilion	1,305	1,273	97	7	12	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
Leisure Strategy Total	1,580	1,273	98	103	12	204	0	0
Regeneration Services Total	9,490	4,171	3,864	3,969	1,660	1,350	0	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	3,857	0	720	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

APPENDIX 2

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/15</u>	<u>Approved Budget 2015/16</u>	<u>Revised Est 2015/16</u>	<u>Actual to 30/09/15</u>	<u>Est 2016/17</u>	<u>Est 2017/18</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>
Greenock Cemetery Complex	280	0	0	50	0	230	0	0
Coronation Park Slipway	40	0	0	35	2	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	13	5	0	0
General Works	100	0	0	90	18	10	0	0
Design & Pre-Contract	50	0	0	50	28	0	0	0
Reservoirs	50	0	0	50	8	0	0	0
<u>Statutory Duty Works</u>								
Electrical	30	0	0	25	0	5	0	0
Lightning Protection	10	0	0	10	1	0	0	0
Lifts	10	0	0	10	0	0	0	0
Water	15	0	0	10	6	5	0	0
Gas	10	0	0	10	0	0	0	0
Asbestos	50	0	0	45	15	5	0	0
Fire Risk	50	0	0	45	0	5	0	0
DDA/Equality	100	0	0	95	3	5	0	0
Capital Works on Former Tied Houses	600	0	20	20	12	160	60	360
Complete on Site Allocation	432		283	283	144	149	0	0
Waterfront Leisure Complex Combined Heat and Power Plant	250	19	181	181	0	50	0	0
Core Property Assets Total	6,924	46	1,512	1,612	251	2,696	2,210	360

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 on order and will be installed by end of November.
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, however, 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	Contract awarded 10 th September. There is a four week lead-in period prior to commencement of a three month works contract. The works are therefore due to be complete early in the New Year, subject to prevailing weather conditions and festive holiday period.
Birkmyre Park PG	35	Complete.
Battery Park (large)	95	Tenders were re-issued and are due to be returned week commencing 5 th October.
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 was badly vandalised and has been fenced off until the damaged elements can be replaced. Unfortunately, vandalism has occurred on several occasions and even the fence erected to prevent access to the damaged unit is being regularly

Play Area	Value £000k	Current Status
		vandalised. Wardens are monitoring the site and investigating the vandalism. Replacement parts are due week commencing 12 th October and repairs will be completed during the following week.
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>In 2015/16, access paths at West Glen and Bawhirley Road play areas were resurfaced. Various play units within play areas across the district were refreshed with new panels, seats, boards etc. Bow top fencing was installed at Birkmyre Park PG and Grieve Road play areas. Park benches were installed at Birkmyre PG play area and a picnic unit at the new play area in Wellpark. Vandalised safety surface at Boglestone play area was replaced. A vandalised play unit at the Barr's Brae play area is in the process of being replaced.</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 Resident's 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	