
Report To:	Education & Communities Committee	Date:	8 March, 2015
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report No:	EDUCOM/27/16/JA
Contact Officer:	John Arthur	Contact No:	01475 714263
Subject:	Communities Capital Programme 2015 to 2018		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Communities Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

- 2.1 This report advises the Committee in respect of the progress and financial status of the projects within the Communities Capital Programme.
- 2.2 Overall the Committee is projecting to contain the costs of the 2015-2018 Capital Programme within available budgets.
- 2.3 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 3 years of the current programme together with a projected allocation for future years.
- 2.4 Expenditure at 31st January is £1.197m or 51.7% of 2015/16 approved budget. This is a slippage of £100k or 4.1% compared to the approved budget for 2015/16. Details of the slippage by project are detailed in paragraph 13.1

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the progress with the specific projects as detailed in Appendix 1.

John Arthur
Head of Safer & Inclusive
Communities.

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

4.1 This report shows the current position of the approved Communities Capital Programme.

5.0 HOUSING SCHEME OF ASSISTANCE (SOA)

5.1 The Scheme of Assistance provides statutory housing assistance for the improvement and repair of private sector housing within Inverclyde. There is a 3-strand approach to delivery, namely Advice & Information, Practical Assistance and Financial Assistance. In order to meet the objectives of the Local Housing Strategy, repairs and improvements for the following areas are given priority – work to meet needs of disabled persons, houses which fail the tolerable standard, tackling fuel poverty, replacement of lead drinking water pipes and communal Scottish Housing Quality Standard works. Funding for SOA in the period 2015 to 2018 is £3.673m with £0.807m projected to be spent in this Financial Year.

6.0 WATT COMPLEX REFURBISHMENT

6.1 The immediate priority for the complex is to ensure that all essential repairs are carried out and that the building is brought up to modern standards in respect of access and utilities. The capital programme has been amended to take account of this with a total of £2million being earmarked for essential repair and upgrading by the end of 2017/18, with the remaining £2million of budgeted expenditure being allocated to future years.

Dry rot works have been carried and, following tendering, were less expensive than expected, resulting in a revised expenditure of £65k for 2015/16, down from £80k in the previous period.

Consultants have been engaged to review the overall scheme and prepare proposals for optimising external funding from the Heritage Lottery Fund. In tandem with this, officers are also considering the scope of works required to carry out the essential works to the Watt Complex.

7.0 INVERKIP COMMUNITY FACILITY & LIBRARY FITOUT

7.1 Construction of a new Community Facility for Inverkip was approved at the September 2011 Regeneration Committee. Tenders were received in June 2015. Due to the challenging ground conditions, and the specific requirements of SEPA for drainage works, the lowest tender was £400k over budget. The P&R Executive Sub-Committee of 18th June, 2015 agreed to increase the overall budget for the project to £2.161 million to allow acceptance of the tender.

Planning permission was obtained on 8 February 2015 and Building Warrants were approved in August 2015. The Council has obtained all necessary permissions to allow the appointment of the tender and the pre-contract meeting with the successful contractor was held on 12 October, 2105. Work commenced on site in November 2015 and is progressing well despite challenging weather conditions.

The contractor anticipates completion on site by mid to late summer 2016.

The projected spend for 2015/16 is £0.686m, with the balance of funds being spent in 2016/17.

8.0 WOODHALL COMMUNITY FACILITY

8.1 The purpose of this project was to build a Multi-Use Games Area (MUGA) and a small tenants' hall at a vacant site in Parkhill Square, Port Glasgow. A budget of £0.4m had been allocated to the project. The Woodhall Tenants' and Residents' Association have been

successful in obtaining lottery funding for the MUGA but have expressed no interest in proceeding with the tenants' hall project at this time.

In order to resolve an unforeseen land acquisition issue, the sum of up to £30k from the current capital allocation has been earmarked to allow purchase of the land (including professional fees) without further delay.

In the absence of firm proposals for the remainder of the funds allocated to this project, £300k has been re-allocated within the capital programme leaving a balance, after land acquisition, of £70k allocated to future years.

Officers will engage with Woodhall Tenants' and Residents' Association on the development of a suitable project to be included in a future capital programme.

9.0 NEW COMMUNITY FACILITY BROOMHILL

- 9.1 The Environment & Regeneration Committee of January 2013 approved in principle that the site of the former Mearns Centre and the adjoining blaes pitch at Nile Street Greenock would be made available to Inverclyde Action on Mental Health (IAMH) to develop a joint Social Enterprise / Community Facility. A planning application has been submitted and the former Mearns Centre building has now been demolished and the site cleared.
- 9.2 IAMH have been successful in their bid to the Big Lottery, and the Scottish Government has confirmed the award of Regeneration Capital Grant to the Council to support this project. The Environment and Regeneration Committee at the meeting of 5 March 2015 approved the recommendation to transfer the ground/ agreed a 99 year lease at Mearns Street/ Nile Street in support of the project.
- 9.3 Tenders were issued for this project in October 2015, however the lowest tender was significantly higher than the total budget for the project. IAMH's design team have carried out a thorough re-design in order to bring the project back within budget. This has, largely been successful but has required a new planning application to be submitted. This is currently being considered by Planning Officers.
- 9.4 At the Education and Communities Committee of 19th January, 2016 members agreed to provide an additional £300k to provide sufficient funds to allow this project to progress in 2016/17. This brings the Council's contribution to the project to £1.350million, including land acquisition, demolition of the former school and fees. It is intended to draw down the full Regeneration Capital Grant Fund by the end of March 2016. It is not anticipated that there will be any spend for the Council's capital programme until 2016/17.

10.0 RAVENSCRAIG SPORTS BARN

- 10.1 A budget of £0.6m has been allocated to fund the redevelopment of the Ravenscraig Sports Barn building.

Members have agreed the provision of loan facilities to IL to provide a total budget of £1.2million for the refurbishment of the building, extension of the gym area and fit out of the 'clip and climb' area. IL appointed a development partner, design team and contractors and the affordable gym element of the project was opened to the public on 1st February, 2016, with 500 members signed up on line by 31st January, 2016. The climbing and soft play elements are due for opening on 17th February. The official opening of the facility is being arranged for 26th February, 2016.

It is anticipated that the full budget for this project will be drawn down in 2015/16.

11.0 BIRKMYRE PARK PITCH IMPROVEMENTS

- 11.1 The current budget for Birkmyre Park pitch improvements is £250k. The estimated cost of the necessary drainage works at the site is £400k.

Following consideration of a report by officers on the options for this site, the Policy & Resources Committee agreed that a further £100,000 be allocated from earmarked reserves, contingent upon a contribution being agreed from St Columba's School.

St Columba's agreed, in principle, a contribution of £50k to the project. Officers will now prepare a drainage scheme for the site. It is anticipated that work will begin in late 2016/17 and be completed in 2017/18.

12.0 MOUNTAIN BIKE TRACK, RANKIN PARK

- 12.1 Committee approved funding of £150k in support of a successful bid to Sports Scotland's 'Active Places' fund at the meeting in May 2015. The full budget for the project is £240 (inclusive of grant of £90k). A contractor has now been appointed for this project and it had been anticipated that works would be complete on site by the end of 2015/16. However the significant rainfall experienced over December and January has made areas of the site impossible to work on. Steps are being taken to address this by the contractors in consultation with Council officers; however it is now likely that the project will not be complete on site until early summer 2016. Sports Scotland has been informed of the position and has agreed the drawdown of the grant in this financial year.
- 12.2 As a result of the unavoidable delay, it is now projected that £115k of the approved budget will be moved to 2016/17.

13.0 IMPLICATIONS

Finance

- 13.1 The total revised estimated spend for 2015/16 is £2.313m compared to an approved budget of £2.413m. This is a slippage of £100k or 4.1% of approved budget. Slippage relates mainly to delays with Inverkip community centre (£215k), Watt Complex (£87k), Woodhall Community Facility (£70k), refurbishment and Broomhill IAMH (£53k). The slippage in these projects is offset by an acceleration of expenditure for the Ravenscraig Sports Barn (£200k) and Rankin Park (£125k).

The expenditure at 31st January, 2016 for Housing is £627k, 77.7%% of the revised projected expenditure (£807k) for 2015/16.

The expenditure at 31 January, 2016 for Cultural and Sports is £570k or 37.8% of the revised projected expenditure (£1.651million) for 2015/16. The projected 2015/16 expenditure has decreased by £145k since the last report.

The expenditure overall at 31 January, 2016 is £1.197million or 51.7% of the revised projected expenditure (£2.313m) for 2015/16.

- 13.2 The current budget (15/18) of £12.374 is made up of £3.673 for Scheme of Assistance (SOA) and £8.701m for Cultural & Sports projects. Please refer to Appendix 1 for details of expenditure by project.

Legal

- 13.3 There are no legal issues.

Human Resources

13.4 There are no human resources issues.

Equalities

13.5 There are no equalities issues.

Repopulation

13.6 There are no repopulation issues.

14.0 CONSULTATION

14.1 The report has been jointly prepared by the Corporate Director Education, Communities & Organisational Development and the Chief Finance Officer.

15.0 BACKGROUND PAPERS

15.1 None.

COMMUNITIES CAPITAL REPORT

Appendix 1

COMMITTEE: EDUCATION & COMMUNITIES

Project Name	1 Est Total Cost	2 Actual to 31/3/15	3 Approved Budget 2015/16	4 Revised Est 2015/16	5 Actual to 31/01/16	6 Est. 2016/17	7 Est. 2017/18	8 Future Years	9 Start Date	10 Original Completion Date	11 Current Completion Date
	£000	£000	£000	£000	£000	£000	£000				
Housing											
Scheme of Assistance	3,673	0	807	807	627	1,033	1,000	833			
	3,673	0	807	807	627	1,033	1,000	833			
Cultural & Sports											
Watt Complex Refurbishment	4,000	127	152	65	7	515	1,293	2,000			
Inverkip Community Facility & Library Fit Out	2,161	144	901	686	184	1,231	100		Nov-15	Jul-16	Jul-16
Community Facilities Investment Woodhall	100	0	100	30	0	0	70				
New Community Facility Broomhill	1,350	197	53	0	0	250	903		Nov-15	Mar-16	Feb-16
Ravensraig Sports Barn	600	0	400	600	366	0	0				
Contribution to Birkmyre Park Pitch Improvements	250	0	0	0	0	75	175		Nov-15	Feb-16	Apr-16
Rankin Park Mountain Bike Track	240	0	0	125	13	115	0				
	8,701	468	1,606	1,506	570	2,186	2,541	2,000			
Communities Total	12,374	468	2,413	2,313	1,197	3,219	3,541	2,833			