
Report To: Environment & Regeneration Committee **Date:** 1 September 2016

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration & Resources **Report No:** FIN/84/16/AP/CA

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Subject: Environment & Regeneration Capital Programme 2016/17 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 the 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 paragraph 7.2 that the projected spend is £74.569m, which means that the total projected spend is on budget.
- 2.3 Expenditure at 31 July is 17.82% of 2016/17 projected spend. There is net advancement of £1.821m (11.48%) being reported. This is mainly due to project advancement and new projects mainly relating to Greenock Central Flooding Strategy and additional projects within core property assets.

3.0 RECOMMENDATIONS

- 3.1 That Committee note the current position of the 2016/18 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

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Chief Financial Officer

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Corporate Director Environment, Regeneration
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4.0 BACKGROUND

- 4.1 In February 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).
- 4.2 On 10 March 2016, the Council approved the 2016/18 Capital Programme. The Capital Programme has not materially adjusted from that approved previously in February 2015.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 **Budget** Based on the latest capital financial review, the total allocated budget for Roads (carriageways, footways, lighting and structures) for 2016/17 is £5.856m – this comprises £1.502m from Core Capital funding and £4.354m from the Roads Asset Management Plan. The latest revised estimate is £6.532m comprising of core £2.023m and RAMP £4.509m. Overall increase is due to additional core funding and additional spend on structures and lighting from the RAMP budget.
- 5.2 **Carriageways** 18 of the 30 projects complete, with an estimated spend to date of £783k. Large patching continuing as required. Surface dressing programme delayed by 1 week and now due to commence around 3 August with it due to be complete within 4 days at an estimated cost of £175.5k. Proprietary treatment delayed by a week, now due to commence on 15 August and due to be completed within 4 weeks at an estimated cost of £448k. Three projects to go to tender with an estimated value of £295k. Working with procurement at present on preparing the carriageway projects. Others will be tendered with view to completion in March.
- 5.3 **Footways** 1 of 38 projects complete with an estimated spend of £34k. 6 of the 38 projects will go to tender with an estimated value of £140k and expected completion date of January/February 2017. The footway projects will commence in earnest in October, once most of the carriageway projects are complete, and continue through to March.
- 5.4 **Street Lighting** The external consultant design for LED lantern replacement, and lighting column replacement, is now complete. A rolling programme of design review and procurement activities are being undertaken, and the main site works for LED lantern conversions is anticipated to commence November 2016, with lighting column site works commencing around January 2017.
- 5.5 **Structures** An external consultant has been procured in design services for the proposed access improvements at Westburn Street Culvert, other projects programmed include Cardwell Road bridge waterproofing, Lynedoch Street slab protection, parapet strengthening various locations and scour protection various locations.
- 5.6 **Flood Risk Management (Central Greenock)** Works to upgrade the gullies at Brougham Street are complete. Officers, in liaison with the Contractor, mutually concluded that a termination of the Crescent Street scheme in its present form was appropriate. Alternative design proposals are being developed. The works at West Station are complete in respect of Phase 1 (Newton Street) and Phase 2 (South Street/Nelson Street); the works at Phase 3 are undergoing a design review to ensure compliance with design specifications. A detailed update on progress is the subject of a separate report to this Committee.
- 5.7 **Flood Risk Management (Flood Risk Management Plan)** The external consultant design works are currently ongoing in respect of four schemes at Coves Burn (Gourock), Bouverie Burn (Port Glasgow), Glenmosston Burn (Kilmacolm) and Gotter Water (Quarriers). A detailed update on progress is the subject of a separate report to this Committee.
- 5.8 **Cycling, Walking & Safer Streets** Tenders have been returned in respect of the N753 Cycletrack Extension at Inverkip towards Wemyss Bay; site works are provisionally programmed for

September/October 2016. Procurement of a contractor for Phase 1 of works to install a number of dropped kerbs is ongoing.

- 5.9 **Traffic Safety Measures** Design of the proposed signalised crossing at Eldon Street/Fox Street has commenced. Procurement of a contractor for works to prevent footway parking at Gourrock Pool is ongoing. The consultation on the proposed 20mph limit at Broadfield, Port Glasgow is complete and this is the subject of a separate report to this Committee.
- 5.10 **SPT & Sustrans** Procurement of a consultant for a feasibility study into bus route access improvements at Glen Avenue/Lilybank Road is ongoing. This study is primarily concerned with the potential for the widening of Chapelton Bridge. A design review in association with Sustrans is being carried out in respect of the proposed R21 cycletrack extension through Coronation Park; once this is completed, procurement of a contractor for the construction phase will be undertaken.
- 5.11 **Parking** The Central Greenock Residents' Parking Scheme (Zones GR1, GR2, and GR3) went live on 25 April 2016.
- 5.12 Please refer to the status reports for each project contained in Appendix 1.

6.0 PROGRESS (Regeneration Major Projects)

- 6.1 **Core Regeneration:** A separate update report on all current Riverside Inverclyde projects is being submitted to this Committee.
- 6.2 **Core Property Services:** The programme includes allocations for larger scale works across a number of core operational properties. The Committee is asked to note that further projects will be identified as part of the on-going review and prioritisation of works based on the property condition surveys.
- 6.3 **Greenock Municipal Buildings**

Window Replacement - A strategy for window replacement across the Wallace Place and Dalrymple Street elevations is being prepared in conjunction with Planning and Historic Environment Scotland. The preferred scope of works will address the replacement of windows in poor condition and provision of new windows in a regular fenestration more in keeping with the originally installed windows which themselves have been replaced over the life of the building. The provision of new windows will also address the core requirement to improve the building fabric and thermal efficiency. Subject to Listed Building Consent and decant arrangements, a phased programme of works will be undertaken with an initial phase in the current financial year.

Toilet Refurbishment - The toilets within the Grand Corridor and Town Hall mezzanine area have been progressed with work now completed. Further areas have been identified for progression within the Wallace Place wing.

Basement Storage - The initial phase of work in connection with modernisation to create suitable storage within the basement area has been completed. The balance of the allocated funding will be utilised in connection with clearance and disposal within other areas to facilitate future phases.

Wallace Place Elevation Roofing & Associated Works – The June 2016 Committee approved the progression of a project to address priority re-roofing, essential repairs to chimneys and associated work to windows and rainwater installations. Tenders have been issued with return in mid-August.

District Court Room Restoration – The June 2016 Committee approved revised funding arrangements to allow the project to proceed. The detail design work is currently being progressed with Listed Building Consent applied for and Building Warrant application in progress.

6.4 **Port Glasgow Town Hall**

The projects previously reported have been further progressed with the third and final phase of window replacement substantially completed. The progress on the re-roofing works has been impacted by adverse weather with the first phase of roofing works circa 80% complete and the second and final phase to follow upon completion.

6.5 **Greenock Cemetery Complex**

As previously reported minor refurbishment works to the Offices/Waiting Room have been completed. The crematorium window replacement works are now complete. The garage replacement project has experienced some delay in connection with Building Standards approval but will be progressed to site as soon as possible. Options for replacement of the Ivy House with a modular unit are currently being investigated.

6.6 **King George VI Building**

A working group of users is being formed in conjunction with Riverside Inverclyde to assist with development of the brief in terms of any alterations to the building to suit potential use over and above the core condition works required to address the refurbishment of the listed building in King Street, Port Glasgow.

6.7 **Waterfront Leisure Complex**

Lifecycle Works - The previously identified works in connection with specialist ice rink flooring and dehumidifier replacement have been re-programmed due to complications in connection with co-ordination of the works whilst maintaining the operation of the ice. It is now intended to address priority lift and locker replacement in the current financial year with the flooring and dehumidifier works planned for summer 2017. A detailed survey of all of the Mechanical and Electrical systems within the building has been undertaken with a view to forming a co-ordinated services strategy and prioritised investment plan for the building over the medium to long term. A more detailed phased investment plan to address the Building Services and other lifecycle works required will be advised to Committee in due course.

Combined Heat and Power (CHP) Plant – Tenders have been returned and evaluated with an acceptance issued and works now commenced. Main plant is under fabrication off site with completion programmed for October 2016.

6.8 **Former Tied Houses**

Condition surveys of all properties have been undertaken with an indicative forward years investment plan including an assessment in relation to the Scottish Housing Quality Standard criteria. A programme of more detailed surveys is now being progressed to allow a prioritised schedule of phased works to be prepared and procured. A more detailed summary will be advised to Committee in due course.

6.9 **Asset Management Plan – Offices:**

Greenock Municipal Buildings District Court Offices – The Contractor took possession of the site on Monday 7 December 2015 with an original contract completion date in December 2016. Works are progressing on site however, as previously reported, there has been some impact due to adverse weather conditions early in the contract and overall progress has been slower than anticipated due to the complexity of the demolition/downtakings works within the restricted working area. The Contractor has now formally applied for an extension of time which is currently being assessed. The Committee is requested to note that the anticipated completion date for the project is now projected to be towards the end of 1st Quarter 2017. Subject to the assessment of the current extension of time claim the Committee should also note that additional funding may be required in connection with the extended contract period.

William Street (former Education HQ) Offices Refurbishment – The March 2016 Committee approved the issue of tenders for the project based on the original approved budget of £1.8m and progression of the project via a Business Property Renovation Allowance (BPRA) Scheme. A further report was submitted to the May Policy & Resources Committee confirming that the development of a BPRA scheme was not possible and approved progression of the project via traditional procurement with supplementary funding from savings in the dilapidations allowance contained within the overall AMP model. The Committee is requested to note the revised budget of £2.1m. Tenders have been returned and evaluated with an acceptance currently being progressed to allow a site start in September.

Dalrymple House Demolition – The original demolition works have been completed. As previously reported to Committee following demolition of the final section of the building adjacent to the Celtic Supporters Club, further structural assessment of the adjoining gable wall was required to confirm the requirement for any works. The gable wall has now been assessed and confirmed as sound with no requirement for strengthening works. It should be noted that the rear boundary wall to the site that is now also exposed following demolition has an adverse visual impact. An amended scheme for the car parking project has been prepared which includes a landscape strip to the boundary wall to provide a visual screen. The car park project is currently at detailed design stage and will proceed to tender as soon as possible.

6.10 **Asset Management Plan – Depots:**

Pottery Street Phase 3 Vehicle Maintenance Facility – Works commenced on site in January 2016 to complete in December 2016. The building substructure and superstructure is completed with glazing and external works progressing. The Contractor is currently reporting one week behind programme but is targeting recovery during the remainder of the contract period. The project is currently within budget.

Pottery Street Phase 7 Dewatering – The dewatering project has now commenced on site to complete by October 2016.

Pottery Street Future Phases – A review of the remaining works and phasing has been undertaken ahead of completion of the Phase 3 Vehicle Maintenance facility. A more detailed update report will be provided to the next Committee.

6.11 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 31 July 2016. Expenditure to date is £3.088m (17.82% of the 2016/17 projected spend).

7.2 The current budget is £74.569m. The current projection is £74.569m which means the total projected spend is on budget.

7.3 The approved budget for 2016/17 is £15.503m. The Committee is projecting to spend £17.324m with net advancement of £1.821m mainly due to advancement of spend on Greenock Central Flooding Strategy (£0.5m), Structures and Lighting within the RAMP (£0.155m) and additional projects within core property assets (£0.916m) including Wallace Place Elevation Roofing works.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

7.4 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 certain legal issues arising from the additional costs arising from the content of this report. The Head of Legal and Property Services has 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

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/16	Approved Budget 2016/17	Revised Est 2016/17	Actual to 02/08/16	Est 2017/18	Est 2018/19	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services - Roads								
<u>Core Programme</u>								
Traffic Measures	485	251	54	75	2	159	0	
Parking Strategy	511	191	170	170	37	150	0	
Cycling, Walking & Safer Streets	88		88	88		0	0	
SPT	175		175	175		0	0	
Sustrans	37		37	37		0	0	
Flooding Strategy - Greenock Central	2,216	785	931	1,431	185	0	0	
Flooding Strategy - Future Schemes	1,726	0	0	0		1,726	0	
Additional Flooding Works, Castle Road and Others	24	24	0	0		0	0	
Langhouse Road Development	115	79	36	36		0	0	
Complete on Site	11	0	11	11		0	0	
Roads - Core Total	5,388	1,330	1,502	2,023	224	2,035	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	17,634	12,287	2,247	2,247	783	3,100	0	
Footways	3,296	1,281	515	515	34	750	750	
Structures	1,775	701	267	309	0	400	365	
Lighting	4,179	1,275	904	994	79	1,000	910	
Staff Costs	1,894	1,040	421	444	85	410	0	
Roads Asset Management Plan Total	28,778	16,584	4,354	4,509	981	5,660	2,025	0
Environmental Services - Roads Total	34,166	17,914	5,856	6,532	1,205	7,695	2,025	0
Environmental Services - Non Roads								
Cemetery Development	30	21	9	9	4	0	0	
Zero Waste Fund	369	200	29	29	10	140	0	
Vehicles Replacement Programme	13,050	10,151	720	720	23	1,000	1,179	
Electric Vehicle Charging Infrastructure	84	67	17	17		0	0	
Sir Michael Street Play Area	261	20	241	241	14	0	0	
Various Other Play Areas	225	100	21	35		90	0	
Investment in Play Areas	150		150	150				
Play Areas complete on Site	69		73	69		0	0	
Investment in Park Assets	150		150	150	4			
Environmental Services - Non Roads total	14,388	10,559	1,410	1,420	55	1,230	1,179	0
<u>Planning Services</u>								
Former SNH Grant	64	56	8	8		0	0	
PLANNING SERVICES TOTAL	64	56	8	8	0	0	0	0
ENVIRONMENT AND PLANNING TOTAL	48,618	28,529	7,274	7,960	1,260	8,925	3,204	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/16	Approved Budget 2016/17	Revised Est. 2016/17	Actual to 2/8/16	Est 2017/18	Est 2018/19	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Regeneration and Planning								
<u>Core Regeneration:</u>								
Broomhill Regeneration	860	389	0	0	0	471	0	
Port Glasgow Town Centre Regeneration	1,460	880	195	345	34	235	0	
Central Gourcock	150	120	30	30	0	0	0	
Bakers Brae Re-alignment	1,000	0	0	0	0	1,000	0	
RCGF Port Glasgow/Broomhill	500	0	150	150	5	350	0	
<u>Core Regeneration Total</u>	<u>3,970</u>	<u>1,389</u>	<u>375</u>	<u>525</u>	<u>39</u>	<u>2,056</u>	<u>0</u>	<u>0</u>
Regeneration Services Total	3,970	1,389	375	525	39	2,056	0	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	1,368	4	0	0	0	1,364	0	
Feasibility Studies	250	0	25	25	0	150	75	
Greenock Municipal Buildings Window Replacement	150	10	40	40	0	100	0	
Greenock Municipal Buildings Toilet Refurbishment	87	26	61	61	56	0	0	
Greenock Municipal Buildings Basement Storage	45	33	12	12	0	0	0	
Wallace Place Elevation Roofing & Associated Works	700	0	69	500		200		
District Court Room Restoration	465	0	70	70		395	0	
Port Glasgow Town Hall - Windows/Roofing	560	227	333	333	112	0	0	
Greenock Cemetery Complex	280	93	187	187	54	0	0	
King George VI Refurbishment	1,000	0	50	50	0	950	0	
Waterfront Leisure Centre Lifecycle Works	150	0	150	150	8	0	0	
<u>Minor Works</u>								
Farms	30	8	17	22	0	0	0	
Minor Demolitions	15	0	10	15	0	0	0	
Inverclyde Leisure Properties	206	56	0	100	23	50	0	
General Works	220	118	2	75	62	27	0	
Design & Pre-Contract	100	80	0	20	7	0	0	
Reservoirs	100	53	0	47	0	0	0	
<u>Statutory Duty Works</u>								
Electrical	60	30	7	30	13	0	0	
Lightning Protection	20	12	0	8	0	0	0	
Lifts	10	4	1	6	2	0	0	
Water	60	41	1	19	11	0	0	
Gas	10	0	10	10	0	0	0	
Asbestos	100	57	1	43	0	0	0	
Fire Risk	100	41	1	59	3	0	0	
DDA/Equality	180	62	19	100	34	18	0	
Capital Works on Former Tied Houses	600	12	18	18	7	210	360	
Complete on Site Allocation	126		35	48	1	42	0	
Waterfront Leisure Complex Combined Heat and Power Plant	250	23	227	227	9	0	0	
<u>Core Property Assets Total</u>	<u>7,242</u>	<u>990</u>	<u>1,346</u>	<u>2,275</u>	<u>402</u>	<u>3,506</u>	<u>435</u>	<u>0</u>
<u>Asset Management Plan:</u>								
<u>Offices</u>								
Greenock Municipal Buildings - District Court Offices	2,681	619	1,690	1,690	264	372	0	
Gourock Municipal Buildings	390	38	352	352	52	0	0	
William St (Former Education HQ)	2,100	156	786	786	33	1,158	0	
Dalrymple House Demolition and Formation of Car Park	155	126	14	16	2	13	0	
AMP Office Balance	184	0	189	184	0	0	0	
AMP Offices Complete on site	186		109	105	0	81	0	
<u>Depots</u>								
Phase 3 - Vehicle Maintenance Shed and Road Infrastructure	5,061	1,260	3,230	3,230	1,036	571	0	
Phase 5 - Pottery Street Facility and Fuel Tanks	1,593	19	99	99	0	1,225	250	
Phase 6 - Building Services Depot Upgrade	149	3	8	8	0	138	0	
Phase 7 - Dewatering & ICT	310	13	40	40	0	257	0	
Complete on Site (Salt Dome Phase 1 and Enabling Works etc)	16		16	16	0	0	0	
Kirn Drive Civic Amenity Site	700	67	0	0	0	633	0	
Materials Recycling Facility	1,250	855	45	45	0	350	0	
<u>Asset Management Plan Total</u>	<u>14,775</u>	<u>3,156</u>	<u>6,578</u>	<u>6,571</u>	<u>1,387</u>	<u>4,798</u>	<u>250</u>	<u>0</u>
Property Assets Total	22,017	4,146	7,924	8,846	1,789	8,304	685	0
Regeneration Total	25,987	5,535	8,299	9,371	1,828	10,360	685	0