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**Report To:** Education & Communities Committee      **Date:** 6 September 2016

**Report By:** Corporate Director Education, Communities & Organisational Development and Chief Financial Officer      **Report No:** EDUCOM/59/16/JA

**Contact Officer:** John Arthur      **Contact No:** 01475 714263

**Subject:** Communities Capital Programme 2016 to 2018

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## 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 2016-2018 Capital Programme within available budgets.
- 2.3 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 2 years of the current programme together with a projected allocation for future years.
- 2.4 Expenditure at 31<sup>st</sup> July, 2016 is £701,000 or 25.9% of the 2016/17 approved budget.

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the progress with the specific projects as detailed in Appendix 1 and the projected acceleration of £452k or 16.6% expenditure.
- 3.2 That the Committee homologates the action taken and expenditure in respect of the emergency works to the Watt Complex (para 6.1).
- 3.3 That the Committee welcomes the award of £297,000 from Historic Environment Scotland's (HES) Building Repair Grant scheme towards the repair work at the Watt Complex.

**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 2016 to 2019 is £2.572m.

## **6.0 WATT COMPLEX REFURBISHMENT**

6.1 The immediate priority for the complex is to ensure that all essential repairs are carried out to the external envelope, ensuring that the building is wind, watertight and safe. . 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.

Dry rot works have been carried and, following tender, were less expensive than expected, contributing to an actual expenditure of £184k for 2015/16. Expenditure to 31 July, 2016 is £8,000 or 1.53% of the 2016/17 budget (£523,000).

As part of the investigation and detailed survey works for the proposed building fabric essential repairs project the requirement for emergency works to stonework and chimneys was identified. This resulted in the requirement for a period of closure of the facility in mid-July whilst the works were undertaken with the closure managed by the Service and Public notification through Corporate Communications. The Committee is requested to note and homologate the action taken in respect of the emergency works in the estimated amount of £47K in accordance with section 3.2.1 (i) of the Standing Orders Relating to Contracts. The works included provision of temporary scaffolding which will remain in place until the main fabric repair project is procured. It should be noted that the cost of this work and scaffolding hire for the temporary works will be set against the current project capital programme allowance for the essential repairs.

Historic Environment Scotland (HES) approved a grant application for £297,000 for the project in August 2016. This award will ensure that the required works for Phase 1 are kept within the budget allowance.

## **7.0 INVERKIP COMMUNITY FACILITY & LIBRARY FITOUT**

7.1 Construction of a new Community Facility for Inverkip commenced on site in November 2015 and is progressing well despite challenging weather conditions.

The contractor anticipates completion on site by mid-September 2016.

The spend at 31 March, 2016 was £1.009m. The spend in 2016/17 to 31 July 2016 is £584,000 or 55.5% of the 2016/17 budget of £1.052m.

## **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. The Woodhall Tenants' and Residents' Association was successful in obtaining lottery funding for the MUGA but 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 was earmarked to allow purchase of the land (including professional fees) without further delay.

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

Actual expenditure to 31 March, 2016 was £35,000. Expenditure to 31 July, 2016 is £1000.

## **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 its meeting of 5 March 2015 approved the recommendation to transfer the ground/ agree a 99 year lease at Mearns Street/ Nile Street in support of the project.
- 9.3 At the Education and Communities Committee of 19 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.
- 9.4 The Regeneration Capital Grant Fund application for draw down of the award of £397k has been approved and funds have now been transferred to the Council. This is reflected in the total cost of the project noted in Appendix 1. IAMH have advised of delays in the project resulting in a revised start on site date of 6 June, 2016 with completion anticipated within 48 weeks.
- 9.5 Expenditure to 31 March, 2016 was £198,000. Expenditure to 31 July, 2016 is £47,000 or 18.9% of the approved 2016/17 budget (£249,000).

## **10.0 BIRKMYRE PARK PITCH IMPROVEMENTS.**

- 10.1 The current budget for Birkmyre Park pitch improvements is £350k. The estimated cost of the necessary drainage works at the site is £400k including a £50k contribution from St Columba's School.

Officers will prepare a drainage scheme for the site. It is anticipated that work will begin in late 2016/17 and be completed in 2017/18.

## **11.0 MOUNTAIN BIKE TRACK, RANKIN PARK**

- 11.1 The 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). The project is now completed and the track was formally opened on 22 June, 2016. Informal feedback from users to date has been very positive.
- 11.2 Expenditure to 31 March 2016 was £179,000. Expenditure to 31 July, 2016 is £6,000 or 9.8% of the approved 2016/17 budget (£61,000).

## **12.0 IMPLICATIONS**

### **Finance**

- 12.1 The actual spend for communities at 31 July 2016 for 2016/17 is £701,000 compared to an approved budget of £2.709m. This is 25.9% of approved budget.

The expenditure at 31<sup>st</sup> July, 2016 for Housing, Scheme of Assistance is £55,000k, 7.44% of the approved budget of £739,000. The expenditure at 31 March, 2016 for Cultural and Sports is £646,000 or 32.8% of the approved budget (£1.970m) for 2015/16. Current 16/17 projections show an acceleration of £452k or 16.6% of expenditure.

- 12.2 The current budget (16/18) of £10.341m is made up of £2.572 for Scheme of Assistance (SOA) and £6.648m for Cultural & Sports projects. Please refer to Appendix 1 for details of expenditure by project.

### **Legal**

- 12.3 There are no legal issues.

### **Human Resources**

- 12.4 There are no human resources issues.

### **Equalities**

- 12.5 There are no equalities issues.

### **Repopulation**

- 12.6 There are no repopulation issues.

## **13.0 CONSULTATION**

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

## **14.0 BACKGROUND PAPERS**

- 14.1 None.

