
Report To:	Environment & Regeneration Committee	Date:	27 October 2016
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration & Resources	Report No:	FIN/102/16/AP/CA
Contact Officer:	Carol Alderson	Contact No:	01475 712264
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 7.2 that the projected spend is £74.599m, which means that the total projected spend is on budget.
- 2.3 Expenditure at 31st August is 32.37% of 2016/17 projected spend. There is net advancement of £1.057m (6.80%) being reported. This is a decrease in advancement of £0.764m (4.68%) since the last meeting of the Committee, mainly due to revised phasing of the Greenock Central Flooding Strategy which had previously been reporting advancement.

3.0 RECOMMENDATIONS

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

Alan Puckrin
Chief Financial Officer

Corporate Director
Environment, Regeneration & Resources

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 £6.084m, comprising Core £1.292m and RAMP £4.792m. Overall increase is due to additional spend on RAMP carriageways and lighting. This has been offset slightly by flooding spend being moved back to future years and a slight reduction in RAMP structures spend.
- 5.2 **Carriageways:** As at 27 September 2016, 20 of 30 schemes complete with an estimated spend to date of £1.559m. Large patching continuing as required with a spend to date of £38k. Surface dressing is complete with an estimated spend of £175k. Proprietary treatment has commenced and is approximately 2 weeks behind schedule with estimated completion at end of first week in October. Estimated spend including preparation patching is £533k. Of the 3 projects going to tender, 1 has been returned with an estimated spend of £66k. The other 2 will go to tender to be completed before end of March 2017. Total estimated spend to date is £1.857m including preparation patching, based on work completed to date but not invoiced. Once proprietary treatment complete estimated spend will be £2.305m. Estimated spend on the remaining 10 schemes is £700k.
- 5.3 **Footways:** As at 27 September 2016, 3 of the 38 schemes are complete with an estimated spend of £128k. 8 of the 38 projects will go to quickquotes with an estimated value of £254k, to be completed by 31 March 2017. The remaining 27 footway projects commence the second week in November.
- 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. For the LED replacements, Work Package 1 (Kilmacolm, Inverkip, and Wemyss Bay), Work Package 2 (Gourock), and Work Package 3 (Port Glasgow) are being procured with site works between December 2016 and March 2017. Lighting column site works are provisionally programmed to commence January 2017. Projected spend is currently in line with budget of £4.179m.
- 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 Lynedoch Street slab protection; parapet strengthening at various locations, and scour protection various locations. Cardwell Road bridge waterproofing will be designed this financial year and works carried out on site early in financial year 2017/18.
- 5.6 **Flood Risk Management (Central Greenock):** Alternative design proposals are being developed for the Crescent Street scheme, with works anticipated to commence in 2017/18. 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 being redesigned and consultations are being carried out with Transport Scotland as Roads Authority for the A78.

- 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 (Quarrier's Village).
- 5.8 **Cycling, Walking & Safer Streets:** The works at the N753 Cycletrack Extension at Inverkip towards Wemyss Bay are complete. Site works to install a number of dropped kerbs are programmed for October 2016.
- 5.9 **Traffic Safety Measures:** Design of the proposed signalised crossing at Eldon Street/Fox Street is ongoing. The works to prevent footway parking at Gourock Pool are programmed for November 2016. The proposed 20mph limit at Broadfield, Port Glasgow is progressing and is currently in the six week standstill period following approval at Full Council on 29 September 2016.
- 5.10 **SPT & Sustrans:** A consultant is progressing the feasibility study into bus route access improvements at Glen Avenue/Lilybank Road. 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 changes to the parking arrangements in Gourock are currently in the standstill period following approval of the amendments to the Traffic Regulation Order at Full Council on 29 September 2016.
- 5.12 **Fleet Replacement Programme:** The budget for 2016/17 is £720k. Of this, £41k of assets have been delivered with a further £480k committed. Full budget spend will be delivered in 2016/17.
- 5.13 **Investment in Parks Assets:** This item relates to six projects to the value of £150k in total:-
- | | |
|---|--------------------------------|
| Divert Glen: Landscaping, tree works and paths | - 80% complete; |
| Gourock Park: Footpaths and fences | - 80% complete; |
| Rankin Park: Landscaping and fence | - 70% complete; |
| Wellpark | - 90% complete; |
| Coronation Park: Footpaths | - Programmed for November; and |
| Various Parks: Benches, dog waste & litter bins | - 70% complete. |
- 5.14 **Investment in Play Areas:** This item relates to three projects to the value of £150k in total;
- Inverkip: Install new play area at community centre and remove old play area on Main St. site. Proposed location is to the east of the community centre and design works for the play area are being progressed at present:-
- Lady Alice Park and Larkfield Road, Gourock: Quotations have been invited to redesign where appropriate, and replace some play units at both sites - returns are anticipated in October;
- Sir Michael Street Play Area: Complete and open for use.
- 5.15 **Various Other Play Areas:** New self-closing gates are being installed in various play areas across the district. New play areas are pending in Gibshill and Kelburn Terrace. The Kelburn play area is a joint venture with River Clyde Homes, the contract award is imminent and site start is anticipated in December, weather permitting. Design of the Gibshill play area is in progress and procurement of the works will progress thereafter.
- 5.16 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 was submitted to the previous Committee.

Gourock Pier & Railhead Development: Works complete and in Defects Liability Period until March 2017.

Broomhill Regeneration: the Design Team is in place and design works are ongoing. A number of land acquisitions to facilitate the project are being finalised.

Port Glasgow Town Centre Regeneration: Regeneration Forum meetings continue to be held every 3 months. Planning Consent and Road Construction Consent have been granted for the Roundabout Spur and the design team are progressing towards tender release.

Gourock Municipal Buildings: Refurbishment works are progressing well with completion imminent.

- 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: As previously reported, 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. Planning application for the first phase of works has now been submitted.

Toilet Refurbishment: As previously reported, the refurbishment and upgrading of the toilets within the Grand Corridor and Town Hall mezzanine area has been completed. A further four individual toilet areas were identified for progression within the Wallace Place wing. The works are being progressed via the Council's Building Services Unit with one area completed, a further in progress and the remaining two to follow thereafter in the current financial year.

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 returned, formal legal acceptance issued and a pre-start meeting held with a site start planned for mid-October.

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 Planning/Listed Building Consent granted and a Building Warrant application submitted. Tender documents are currently being prepared.

- 6.4 **Port Glasgow Town Hall:** The projects previously reported (windows/roofing/rewiring) are now all completed with the exception of the phase 2 roofing works which are in progress.
- 6.5 **Greenock Cemetery Complex:** As previously reported, the garage replacement project has experienced delay in connection with Building Standards approval but will be progressed to site as soon as possible. Proposals to demolish and replace the Ivy House with more fit for purpose accommodation are currently being discussed with the Client Service.

6.6 **King George VI Building:** A working group of users has now been formed in conjunction with Riverside Inverclyde to assist with development of the brief. Technical Services continue to liaise with the working group to refine the project proposals.

6.7 **Waterfront Leisure Complex**

Lifecycle Works: As previously reported, works in connection with specialist ice rink flooring and dehumidifier replacement have been re-programmed for summer 2017 incorporating a planned shut-down of the ice rink. Priority lift and locker replacement is being progressed in the current financial year, with tender documents currently being prepared.

Combined Heat and Power (CHP) Plant: Works are progressing on site with main plant/equipment in place and commissioning period programmed for October.

6.8 **Former Tied Houses:** As previously reported, surveys of all properties have been undertaken with an indicative forward years investment plan and assessment in relation to the Scottish Housing Quality Standard criteria. A programme of more detailed fabric surveys is now being progressed to allow a prioritised schedule of phased works to be prepared and procured. Five of the fourteen detailed fabric surveys have been completed to date with the balance being undertaken on a rolling programme basis. Works packages will be collated and progressed on a trade package basis given the smaller scale/nature of the works.

6.9 **Asset Management Plan – Offices**

Greenock Municipal Buildings District Court Offices: The Contractor took possession of the site on Monday 7 December, with an original contract completion date in December 2016. Works are progressing on site, however, as previously reported, there has been delay in connection with adverse weather conditions early in the contract and overall progress has been slower than anticipated due to the complexity of the alterations required to the structure and restricted working area. The formal application for extension of time submitted by the Contractor is currently being assessed.

William Street (former Education HQ) Offices Refurbishment: The March 2016 Committee approved the issue of tenders for the project. A further report was submitted to the May Policy & Resources Committee confirming that the development of a BPR 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 Contractor took possession of the site in September 2016, with a contract period of 52 weeks to complete in September 2017.

Dalrymple House Demolition: The original demolition works have been completed. The car park project (funded separately in connection with the Council's parking strategy) is at tender return / evaluation stage. The Committee is requested to note that the proposals have altered from the original report approved at the May 2014 Environment & Regeneration Committee. The configuration of the car park has altered to incorporate a landscaped strip which will screen the rear boundary wall and as a result, the number of spaces has reduced to 40 spaces from the original notional 63 spaces. The tenders also include an element of residual demolition works and as such, it is proposed to supplement the originally approved £157k from the Parking Strategy Earmarked Reserve, with funding from the AMP Office balance (circa £50k of the current £254k balance subject to completion of tender evaluation) to allow the project to proceed to tender acceptance. It should be noted that the original demolition project was below budget and the balance of funding at that time was returned to the AMP Office Balance line.

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 complete with internal fit-out/finishing and external works being progressed. The Contractor is currently reporting three to four weeks behind programme but is targeting recovery during the remainder of the contract period and has introduced extended working hours to mitigate the current delay.

Difficulties are currently being experienced agreeing a wayleave with Scottish Power in connection with the power supply to the facility. The Committee is requested to note that this may impact the current completion date. The project is currently within budget.

Pottery Street Phase 7 Dewatering: The dewatering project has now completed on site slightly ahead of the original October programme.

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. The future phases are as follows:

- **Phase 5 East Hamilton Street Offices Demolition:** The staff currently occupying East Hamilton Street offices will be relocated to the new Vehicle Maintenance Facility and the building demolished;
- **Phase 6 Pottery Street Offices Demolition:** The staff currently occupying Pottery Street offices will be relocated to the new Vehicle Maintenance Facility and the building demolished;
- **Phase 8 Ground Maintenance & Roads Depot Refurbishment:** The existing vehicle maintenance shed to be converted for use by Grounds Maintenance and Roads;
- **Phase 9 Fuel Dispensing & Vehicle Wash & Road Infrastructure:** Installation of a new fuel storage and dispensing facility and a vehicle wash facility. This will include general road infrastructure alterations; and
- **Phase 10 BSU Depot:** Conversion of the existing Roads building to suit BSU requirements.

Refer to Appendix 3 which contains a plan of the Pottery Street Depot outlining the completed and future phases.

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 August 2016. Expenditure to date is £5.465m (32.94% of the 2016/17 projected spend).

7.2 The current budget is £74.599m. The current projection is £74.599m which means the total projected spend is on budget.

7.3 The approved budget for 2016/17 is £15.533m. The Committee is projecting to spend £16.590m with net advancement of £1.057m mainly due to advancement of spend on Carraigeways, Structures and Lighting within the RAMP (£0.438m), Port Glasgow Town Centre Regeneration (£0.150m) and additional projects within core property assets (£1.064m) including Wallace Place Elevation Roofing works offset by slippage within Greenock Central Flooding Strategy (£0.231) and the Asset Management Plan (Offices) (£0.388m).

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 from	Effect	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 & 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
	<u>Est Total Cost</u>	<u>Actual to 31/3/16</u>	<u>Approved Budget 2016/17</u>	<u>Revised Est 2016/17</u>	<u>Actual to 23/09/16</u>	<u>Est 2017/18</u>	<u>Est 2018/19</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 - Roads</u>								
<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	3	0	0	
Sustrans	37		37	37		0	0	
Flooding Strategy - Greenock Central	2,216	785	931	700	206	731	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	0	
Langhouse Road Development	115	79	36	36	0	0	0	
Complete on Site	11	0	11	11	0	0	0	
<u>Roads - Core Total</u>	5,388	1,330	1,502	1,292	248	2,766	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	17,634	12,287	2,247	2,600	1,117	2,747	0	
Footways	3,296	1,281	515	515	122	750	750	
Structures	1,775	701	267	239	0	470	365	
Lighting	4,179	1,275	904	994	106	1,000	910	
Staff Costs	1,894	1,040	421	444	288	410	0	
<u>Roads Asset Management Plan Total</u>	28,778	16,584	4,354	4,792	1,633	5,377	2,025	0
<u>Environmental Services - Roads Total</u>	34,166	17,914	5,856	6,084	1,881	8,143	2,025	0

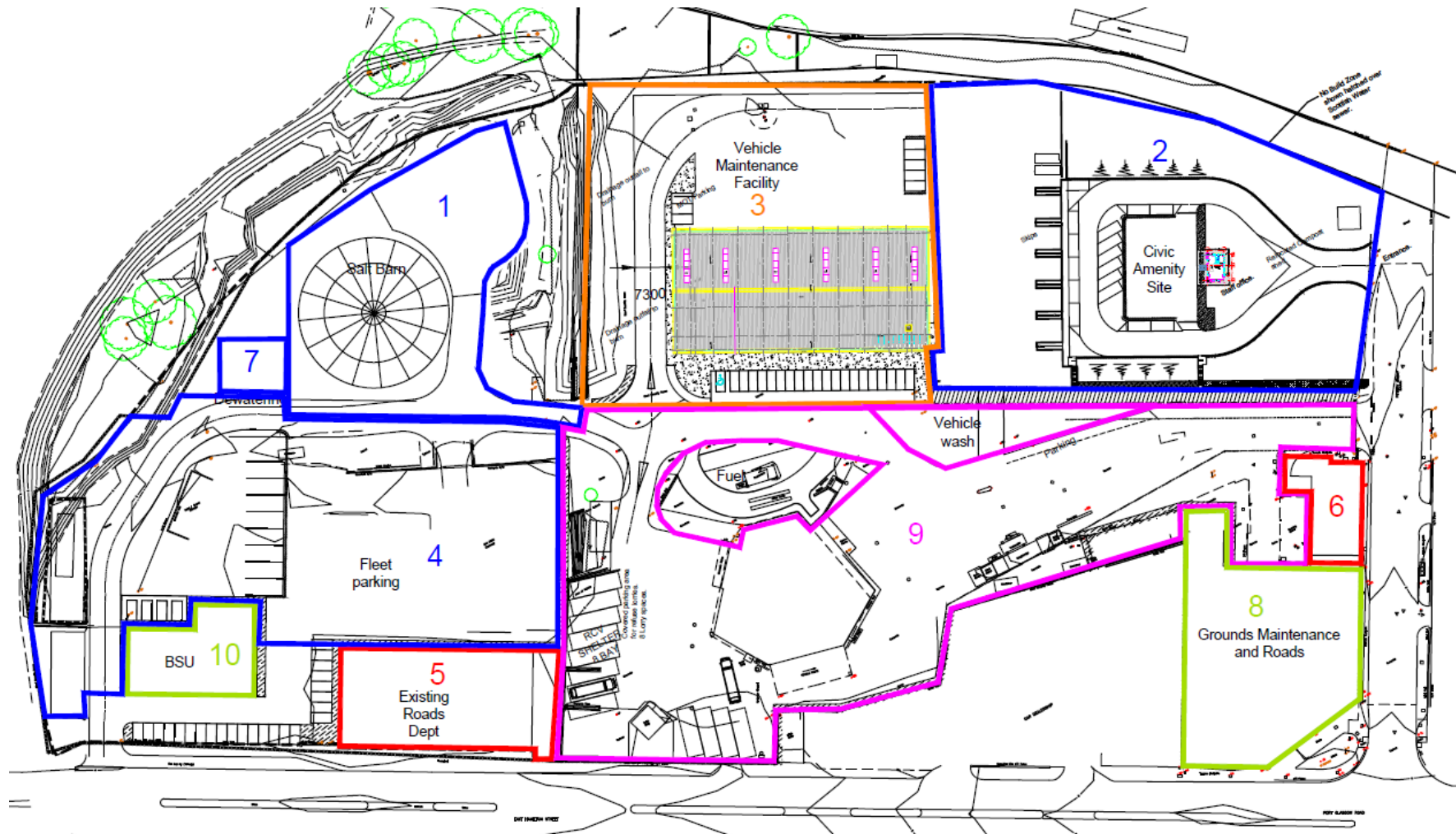
COMMITTEE: ENVIRONMENT & REGENERATION

	1	2	3	4	5	6	7	8
Project Name	<u>Est Total Cost</u>	<u>Actual to 31/3/16</u>	<u>Approved Budget 2016/17</u>	<u>Revised Est 2016/17</u>	<u>Actual to 23/09/16</u>	<u>Est 2017/18</u>	<u>Est 2018/19</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	21	9	9	8	0	0	
Zero Waste Fund	369	200	29	29	10	140	0	
Vehicles Replacement Programme	13,050	10,151	720	720	41	1,000	1,179	
Electric Vehicle Charging Infrastructure	84	67	17	17	0	0	0	
Sir Michael Street Play Area	261	20	241	241	102	0	0	
Various Other Play Areas	225	100	21	35	59	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	35			
<u>Environmental Services - Non Roads total</u>	14,388	10,559	1,410	1,420	255	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	7,512	2,136	9,373	3,204	0

COMMITTEE: ENVIRONMENT & REGENERATION

Note 3

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	Est 2017/18	Est 2018/19	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
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	102	41	1	61	35	0	0	
Gas	10	0	10	10	0	0	0	
Asbestos	100	57	1	43	9	0	0	
Fire Risk	100	41	1	59	12	0	0	
DDA/Equality	180	62	19	100	35	18	0	
Capital Works on Former Tied Houses	600	12	18	18	7	210	360	
Complete on Site Allocation	90		(35)	48	44	42	0	
Waterfront Leisure Complex Combined Heat and Power Plant	250	23	227	227	9	0	0	
Core Property Assets Total	7,236	990	1,306	2,370	723	3,441	435	0
Asset Management Plan:								
Offices								
Greenock Municipal Buildings - District Court Offices	2,681	619	1,690	1,500	377	562	0	
Gourock Municipal Buildings	390	38	352	352	265	0	0	
William St (Former Education HQ)	2,100	156	786	786	43	1,158	0	
Dalrymple House Demolition and Formation of Car Park	155	126	14	29	26	0	0	
AMP Office Balance	254	0	189	50	0	204	0	
AMP Offices Complete on site	116		109	35	0	81	0	
Depots								
Phase 3 - Vehicle Maintenance Shed and Road Infrastructure	5,061	1,260	3,230	3,230	1,794	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	1	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	
Asset Management Plan Total	14,775	3,156	6,578	6,190	2,506	5,179	250	0
Property Assets Total	22,011	4,146	7,884	8,560	3,229	8,620	685	0
Regeneration Total	25,981	5,535	8,259	9,078	3,235	10,683	685	0



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| 1. Salt Barn - Completed | 7. Dewatering Facility- Completed |
| 2. Civic Amenity Site - Completed | 8. Ground Maintenance & Roads Depot Refurbishment - Completion 2 nd Q 17 |
| 3. Vehicle Maintenance Shed - Completion 4 th Q 16 | 9. Fuel Dispensing & Vehicle Wash & Road Infrastructure - Completion 3 rd Q17 |
| 4. Fleet Car Park - Completed | 10. BSU Depot - Completion 4 th Q 17 |
| 5. East Hamilton Street Offices Demolition - Completion 1 st Q 17 | |
| 6. Pottery Street Offices Demolition - Completion 1 st Q 17 | |