
Report To: Environment & Regeneration Committee **Date:** 12 January 2017

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration and Resources **Report No:** FIN/121/16/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 The projected spend is £74.469m, which means that the total projected spend is on budget. The Committee has previously agreed that budget be reduced by £0.130m as a result of transfer from the 2017/18 parking strategy to fund other projects detailed in 7.2 of this report.
- 2.3 Expenditure at 31 October is 52.92% of 2016/17 projected spend, there is net advancement of £0.739m (4.76%) being reported. This is a decrease in advancement of £0.318m (2.04%) since last Committee mainly due to a delay in the tender process for work being carried out on the District Court Room restoration until an assessment for the need for further works to the roof is established and delay on the Inverkip play area due to ongoing technical issues with Scottish Water.
- 2.4 A virement from the 2017/18 General Property Provision budget to fund the works at Bridgend Road, Greenock adjacent to Lady Octavia Sports Centre (£0.140m) was approved at the October Environment and Regeneration Committee and the allocation for Waterfront Leisure Centre Lifecycle works has increased by £0.150m. This has reduced the General Property Provision budget for 2017/18 to £1.005m.

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 March 10 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 rephased and a minor reduction in RAMP structures spend as identified in previous report.
- 5.2 As at 28 November 2016 26 of the 30 projects are complete. Large patching is continuing as required. Proprietary treatment is complete apart from some hand laying which the contractor will return to complete February/March 2017 when weather conditions improve. Surface dressing is complete. Of the 4 remaining projects 2 will be completed by an external contractor. Remaining projects are expected to be complete by end of March 2017. Lining and drainage projects continuing as required.
- 5.3 **Footways.** As at 28 November 2016 10 of 38 projects are complete. Nine of the remaining 28 projects will be completed by an external contractor. All remaining projects are programmed and expected to be complete by 31 March 2017.
- 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) have been awarded with site works between December 2016 and March 2017. Lighting column replacement is progressing with Officers continuing to prepare tender documentation.
- 5.5 **Structures:** An external consultant is continuing with the design for access improvements at Westburn Street culvert. Other projects programmed include the design of Lynedoch Street slab protection; parapet strengthening at various locations, and scour protection at 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 in terms of dealing with peak flows in the Carts Burn. 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 have been redesigned and site works are programmed for February/ March 2017.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** The external consultant design works are concluding 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

ongoing.

- 5.9 **Traffic Safety Measures:** The proposed signalised crossing at Eldon Street/Fox Street is to be constructed in January/February 2017. The works to prevent footway parking at Gourrock Pool will be completed during December 2016. The proposed 20mph limit at Broadfield, Port Glasgow is now complete.
- 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. Procurement of a contractor to construct the proposed R21 cycletrack extension through Coronation Park is ongoing, and works will be complete this financial year. A feasibility study into the provision of freight transport facilities to assist with freight at Faulds Park is ongoing. Design measures to improve bus infrastructure is ongoing, with site works this financial year.
- 5.11 **Parking:** The changes to the parking arrangements in Gourrock are complete.
- 5.12 **Fleet Replacement Programme:** The budget for 2016/17 is £720k. Of this, £157k of assets have been delivered with a further £521k 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 - Complete;
 - Gourrock Park: Footpaths and fences - 80% complete;
 - Rankin Park: Landscaping and fence - 75% complete;
 - Wellpark - Complete;
 - Coronation Park: Footpaths - Currently deferred pending a planned extension to the adjacent cycleway which will see a new section routed through the park;
 - 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 Street site. Proposed location is to the east of the community centre. There is a delay on this project due to ongoing technical issues with Scottish Water, it is unlikely that installation will take place this financial year hence the cost of the project has been slipped to 2017/18.
- Lady Alice Park: the contract has been awarded and the works are planned for February 2017.
- Larkfield Road, Gourrock: this relates to a play area which consists of only one play unit, the intention was to replace the unit. However, due the very limited space available versus what is needed to comply with safety requirements, it is not feasible to install a new unit on this site. The companies that returned quotes to replace the unit were constrained by the space available and could only offer single play units, all of which on assessment by officers were considered unsuitable. Said units would be acceptable as part of a larger play area, but on their own they offer limited play value. In the circumstances, it is intended to remove the old play unit and not replace it. The site will be reinstated to match its surrounds.
- The funds allocated for this project will be used to replace a play unit in the Cove Road play area.
- 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 is being submitted to this Committee.

6.2 **General Property Provision:** 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 for 2017/18 as part of the on-going review and prioritisation of works based on the property condition surveys.

6.3 Greenock Municipal Buildings

Window Replacement – The planning application for the first phase of works has now been approved. Technical Services are currently finalising the design to take cognisance of Historic Environment Scotland's conditions addressing the detail of the windows. The works will be subject to agreeing appropriate access/decant and as such are likely to commence Spring 2017.

Toilet Refurbishment – The four individual toilet areas identified for progression within the Wallace Place wing have now been completed.

Wallace Place Elevation Roofing & Associated Works – The Contractor commenced on site in mid-October with scaffolding now in place to the front elevation with the rear elevation scaffolding works to follow. The Contractor has experienced difficulties with the original rear elevation scaffold fixing method which is necessitating a re-design which is in progress.

District Court Room Restoration – The June 2016 Committee approved revised funding arrangements to allow the project to proceed. Historic Environment Scotland have recently stated that the grant for the project is conditional upon confirmation that works will be undertaken on the existing roof. Technical Services are arranging a condition survey to establish the need or otherwise for repair/refurbishment. The project is currently close to tender issue stage however this may be delayed until the need for further works to the roof is established. Following upon the condition survey, an oral update will be given at the Committee meeting in order that Members may consider any recommendations from Officers in relation to the project.

6.4 Port Glasgow Town Hall

All works are now complete. The final accounts for the roofing projects are being progressed to allow the contribution from the shared tenant to be recovered. Subject to this, it is planned to allocate any remaining funding within the original budget to internal redecoration works.

6.5 Greenock Cemetery Complex

As previously reported the garage replacement project initially experienced delay in connection with Building Standards approval however the project is now expected to commence on site at the end of November. Proposals to demolish and replace the Ivy House with more fit for purpose accommodation are currently at RIBA Design Stage 2 awaiting cost check prior to being discussed further with the Client Service.

6.6 **King George VI Building** – Technical Services are now progressing the core building fabric refurbishment works design. It is anticipated that, in conjunction with this, the Community group will develop a Heritage Lottery Fund bid for further internal alterations to suit their requirements.

6.7 Waterfront Leisure Complex

Lifecycle Works – Works in connection with specialist ice rink flooring and dehumidifier replacement are being programmed for summer 2017 incorporating a planned shut-down of ice rink. Priority lift and locker replacement is being progressed in the current financial year with

tender documents issued for the lift works and locker tender issue expected prior to the Christmas break. The Committee is requested to note that a further £150K allocation from the 2017/18 General Property Provision budget is proposed to address the ice rink flooring and dehumidifier works above which has been reflected in the appendix.

Combined Heat and Power (CHP) Plant – The main plant/equipment has been installed however the final completion is awaiting the installation of the flue which has been delayed due to issues with resolving an appropriate fixing solution to the existing non-traditional building structure.

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 underway to allow a prioritised schedule of phased works to be prepared and procured. Works packages will be collated and progressed through the Building Services Unit 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 2015 with an original contract completion date in December 2016. As previously reported to Committee the project has been delayed on site due to the complexity of the structural issues associated with the existing building. The critical structural works have now been resolved with steelwork ordered. The Committee should note that the projected completion date for the project is now May 2017. As also previously advised to the Committee, subject to the agreement of the current extension of time claim, additional funding will be required in connection with the extended contract period. The costs are currently being assessed and will be reported to the Committee as soon as the revised project outturn position is established. It is anticipated that this could be contained within the current AMP office balance.

William Street (former Education HQ) Offices Refurbishment – The Contractor took possession of the site in September with a contract period of 52 weeks to complete in September 2017. Scaffolding is complete with internal stripping out and downtakings substantially completed. Additional asbestos material was discovered in a sub-floor area which is currently being removed.

Dalrymple House Demolition – The original demolition works have been completed. The car park project (funded separately in connection with the Council's parking strategy) commenced on site in mid-November and is currently progressing to complete circa mid-February 2017.

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. Practical completion is anticipated in early December. The ICT connection is currently being progressed. The project is currently within budget.

7.0 **FINANCIAL IMPLICATIONS**

Finance

7.1 The figures below detail the position at 31 October 2016. Expenditure to date is £8.611m (52.92% of the 2016/17 projected spend).

7.2 The current budget is £74.469m after virement of £0.130m from the parking strategy to fund the 2016/17 power boat event (£0.05m), provide a loan to the Friends of the Queen Mary (£0.03m) and to support the pontoon relocation to East India Harbour (£0.05m). The current projection is £74.469m 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 £16.272m with net advancement of £0.739m mainly due to advancement of spend on Carrageways, Structures and Lighting within the RAMP (£0.438m), Port Glasgow Town Centre Regeneration (£0.150m), Broomhill (£0.107m) and additional projects within core property assets (£1.000m) including Wallace Place Elevation Roofing works offset by slippage within District Court Offices restoration (£0.490m), Greenock Central Flooding Strategy (£0.231), investment in Inverkip play area (£0.140m), and other Asset Management Plan (Offices) (£0.118m).

7.4 A virement from the 2017/18 General Provision budget to fund the works at Bridgend Road, Greenock adjacent to Lady Octavia Sports Centre (£0.140m) was approved at the October Environment and Regeneration Committee and the allocation for Waterfront Leisure Centre Lifecycle works has increased by £0.150m. This has reduced the General Property Provision budget for 2017/18 to £1.005m.

7.5 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 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	Est 2017/18	Est 2018/19	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,460	880	195	345	48	235	0	
Central Gourrock	150	120	30	30	1	0	0	
Bakers Brae Re-alignment/Broomhill regeneration	1,860	389	0	100	39	1,371	0	
RCGF Port Glasgow	500	0	150	150	0	350	0	
Core Regeneration Total	3,970	1,389	375	625	88	1,956	0	0
Regeneration Services Total	3,970	1,389	375	625	88	1,956	0	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	1,009	4	0	0	0	1,005	0	
Feasibility Studies	250	0	25	25	0	150	75	
Greenock Municipal Buildings:								
Window Replacement	150	10	40	30	0	110	0	
Toilet Refurbishment - Grand Corridor/Town Hall	87	26	61	61	59	0	0	
Toilet Refurbishment - Wallace Place Wing	27	0	0	25	0	2	0	
Basement Storage	45	33	12	0	0	12	0	
Wallace Place Elevation Roofing & Associated Works	700	0	69	500	40	200	0	
District Court Room Restoration	465	0	70	35	4	430	0	
Port Glasgow Town Hall - Windows/Roofing	560	227	333	333	308	0	0	
Greenock Cemetery Complex	280	93	187	167	87	20	0	
King George VI Refurbishment	1,000	0	50	50	0	950	0	
Waterfront Leisure Centre Lifecycle Works	300	0	150	150	16	150	0	
Lady Octavia Recreation Centre / Bridgend Rd Contribution	140	0	0	0	0	140	0	
<u>Repairs & Renewals Fund Projects</u>								
GMB Lighting Replacement	17		17	17	10	0	0	
Trafalgar St Solum	13		13	13	13	0	0	
<u>Minor Works</u>								
Farms	30	8	17	22	6	0	0	
Minor Demolitions	15	0	10	15	5	0	0	
Inverclyde Leisure Properties	206	56	0	100	56	50	0	
General Works	220	118	2	85	81	17	0	
Design & Pre-Contract	100	80	0	20	14	0	0	
Reservoirs	100	53	0	47	4	0	0	
<u>Statutory Duty Works</u>								
Electrical	60	30	7	30	16	0	0	
Lightning Protection	20	12	0	8	0	0	0	
Lifts	10	4	1	6	2	0	0	
Water	102	41	1	61	46	0	0	
Gas	10	0	10	10	0	0	0	
Asbestos	100	57	1	43	10	0	0	
Fire Risk	100	41	1	59	32	0	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	Est 2017/18	Est 2018/19	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
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	7	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	2,305	867	3,506	435	0
Asset Management Plan:								
Offices								
Greenock Municipal Buildings - District Court Offices	2,681	619	1,690	1,200	606	862	0	
Gourock Municipal Buildings	390	38	352	352	265	0	0	
William St (Former Education HQ)	2,100	156	786	786	87	1,158	0	
Dalrymple House Demolition and Formation of Car Park	155	126	14	29	26	0	0	
Dalrymple Street Car Park Contribution	50	0	0	50	0	0	0	
AMP Office Balance	204	0	189	0	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	2,342	571	0	
Phase 5 - Pottery Street Facility and Fuel Tanks	1,593	19	99	99	1	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	2	0	0	
Kirn Drive Civic Amenity Site	700	67	0	0	0	633	0	
Materials Recycling Facility	1,250	855	45	125	0	270	0	
Asset Management Plan Total	14,775	3,156	6,578	5,970	3,329	5,399	250	0
Property Assets Total	22,011	4,146	7,884	8,275	4,196	8,905	685	0
Regeneration Total	25,981	5,535	8,259	8,900	4,284	10,861	685	0