
Report To:	Education & Communities Committee	Date:	7 March 2017
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report No:	EDUCOM/28/17/MM
Contact Officer:	Martin McNab	Contact No:	714246
Subject:	Communities Capital Programme 2016 - 2018 Progress		

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 31st January, 2017 is 79.1% of the 2016/17 approved budget; there is net advancement from future years of £208k (7.68%) being reported. This is a decrease in advancement of £845K since the last Committee due to a reduced projection on the Broomhill IAMH project following a review of construction progress, and revised projection reflecting the phased programme of works on the Watt Complex Refurbishment project.
- 2.5 Following delays with the procurement process for the renewal of the Public Space CCTV infrastructure the Council has been able to negotiate an extension to the maintenance agreement beyond April 2017. Officers will provide an update to a future Committee on progress.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the progress with the specific projects as detailed in Appendix 1.
- 3.2 That the Committee approves the allocation of funding from the Repairs and Renewal fund to progress a pitch carpet replacement at Lady Octavia Recreation Centre as outlined in section 12.1.
- 3.3 That the Committee notes the delay in the procurement process for the Public Space CCTV infrastructure and that the costs of extending the maintenance of the existing CCTV system

will be contained in existing Budgets.

- 3.4 That the Committee approves the issue of tenders for the Watt Complex Refurbishment project, and grants delegated authority to the Head of Legal & Property Services to accept the most economically advantageous tender provided the cost is within the budget allocation for the project (para 6.1).

Martin McNab
Acting 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. Historic Environment Scotland (HES) approved a grant application for £297,000 for the project in August 2016 subject to final approval.

An advance contract for dry rot works was carried out and completed in 2016. Emergency works to stonework addressing priority pinnacles and towers are on-going with scaffold in place and tenders issued for the follow-on works which it is anticipated will commence in early Spring 2017.

Decant works are being co-ordinated with the initial work involving clearance of the art gallery for use as storage for museum exhibits. Large artefacts will remain in-situ and will be protected. Valuable artefacts will be removed to off-site storage for the duration of the works and this work will be programmed to minimise the costs associated with this type of specialist storage.

The design and specification of the main contract works are progressing in consultation with Historic Environment Scotland. Listed building consent is in place with formal building warrant application made. The project is progressing to tender issue stage with the estimated cost of the main refurbishment element £1.8m. Permission to issue tenders and approval for delegated authority to accept the most economically advantageous tender is requested.

7.0 INVERKIP COMMUNITY FACILITY & LIBRARY FITOUT

7.1 Inverkip Community Facility was completed in December 2016 and handed over to the Community Group on 22 December 2016. The official opening took place on 25th February 2017.

The Committee is requested to note that there is an outstanding extension of time claim from the Contractor in connection with the difficulties experienced with the water supply and connections to the building. The final account for the project is yet to be agreed and will be subject to the resolution of the outstanding extension of time claim and any associated costs in connection which are yet to be agreed / determined. It is anticipated that an update will be available for the June Committee.

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 tenant's 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 have agreed with Woodhall Tenants' and Residents' Association that the current allocation from the capital budget will be allocated toward provision of CCTV to combat fly tipping, road calming and other road safety measures in the area.

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 his project. The Environment and Regeneration Committee at its meeting of 5th 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 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.

- 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. The project is now on site and ground and foundation works are now well advanced. The project is reported to be on programme with and anticipated completion of June 2017. Works at the start of the year have not proceeded at the rate expected with the result that we are now estimating 57% of the total project budget by the end of this financial year. The revised estimated budget within the capital programme has been adjusted, in light of this information, to £810K by the end of March 2017. This will leave £739K or 42% of the spend to take place in 2017/18.

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.

The detail design for the project has been progressed with formal planning application submitted and public consultation event held within Kilmacolm Primary School. It is anticipated that work will commence on site in summer 2017 to complete by summer 2018.

11.0 RANKIN PARK MOUNTAIN BIKE TRACK

- 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. The pilot curricular trail biking programme commenced in early December 2016, with two schools already engaged, and who had achieved level 2, in the 'Bikeability' programme. The curricular trail biking programme is led by Active Schools and Sports Development with a qualified UKCC instructor in partnership with Clyde Muirshiel Park Authority instructors.

12.0 LADY OCTAVIA RECREATION CENTRE - PITCH LIFECYCLE WORKS

- 12.1 The Lady Octavia Recreation Centre includes 2nr 5-a-side pitches with the installations dating back to circa 2002/2003. Recent inspection of the pitch carpets by specialist contractors has highlighted the poor condition of the surfaces with the carpet fibres having broken down to such a degree that the performance of the surfaces is poor. There remains a demand for the pitches and as such the Committee is requested to approve a project for the replacement of the carpet/surfacing funded from the Council's Repairs and Renewal fund which includes allowances for non-Education sports pitch lifecycle works. The estimated cost of the project is circa £50k subject to progression of the technical design and competitive tendering.

13.0 CCTV RENEWAL

- 13.1 Tenders have been now been received for the replacement of the Public Space CCTV system. However there are ongoing delays in assessing technical and financial aspects of the tenders and therefore there will be no spend in 2016/17. The existing network provider has agreed to allow the Council extend our use of the network meantime. This will have an additional revenue impact of £43K maximum for 1 year. This will be absorbed within the Directorate Budget The provision of £321K in the programme has been moved to 2017-18 for renewal of the Public Space CCTV infrastructure. An update report will be submitted to a future Committee meeting.

14.0 IMPLICATIONS

Finance

- 14.1 The expenditure at 31st January 2017 is £2.144m compared to an approved budget of £2.709m. This is expenditure of 79.14% of approved budget after 83.33% of the year. No slippage is currently being reported with net accelerated spend of £208k projected.
- 14.2 The current budget of £10.541m is made up of £3.572 for Housing / Scheme of Assistance

(SOA) and £6.969m for Cultural & Sports projects. The Current Projection is £10.541m.

14.3	Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
	Total Housing	3,572	3,572	-
	Total Cultural & Sports	6,969	6,969	-
	Total	10,541	10,541	-

14.4 Please refer to the status reports for each project contained in Appendix 1.

Legal

14.5 There are no legal issues.

Human Resources

14.6 There are no human resources issues.

Equalities

14.7 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

14.8 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

15.0 CONSULTATION

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

15.2 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.

15.3 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

16.0 LIST OF BACKGROUND PAPERS

16.1 Communities Capital Programme Technical Progress Reports February 2017. (A technical

progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

COMMUNITIES CAPITAL REPORT

Appendix 1

COMMITTEE: EDUCATION & COMMUNITIES

Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
Est Total Cost	Actual to 31/3/16	Approved Budget 2016/17	Revised Est 2016/17	Actual to 31/01/17	Est.2017/18	Est.2018/19	Future Years	Start Date	Original Completion Date	Current Completion Date		
£000	£000	£000	£000	£000	£000	£000						
Housing												
Clune Park Regeneration	1,000	0	0	0	0	0	0	1,000				
Scheme of Assistance	2,572	0	739	739	532	1,000	833	0				
	3,572	0	739	739	532	1,000	833	1,000				
Cultural & Sports												
Watt Complex Refurbishment	2,000	184	523	123	98	1,000	693	0				
Inverkip Community Facility & Library Fit Out	2,161	1009	1,052	1,052	1024	100	0	0				
Community Facilities Investment Woodhall	100	35	0	65	5	0	0	0				
New Community Facility Broomhill	1,747	198	249	810	449	689	50	0				
Contribution to Birkmyre Park Pitch Improvements	400	0	75	75	4	200	125	0				
Rankin Park Mountain Bike Track	240	179	71	53	32	8	0	0				
Public Space CCTV	321	0	0	0	0	321	0	0				
	6,969	1,605	1,970	2,178	1,612	2,318	868	0				
Communities Total	10,541	1,605	2,709	2,917	2,144	3,318	1,701	1,000				