
Report To: Environment & Regeneration Committee **Date:** 31 October 2019

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration and Resources **Report No:** FIN/99/19/AP/CA

Contact Officer: Carol Alderson **Contact No:** 01475 712264

Subject: Environment & Regeneration Capital Programme 2019/20 to 2022/23 - 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 9.2 that the projected spend is £98.220m, which means the total projected spend is on budget.
- 2.3 Expenditure at 31 August is 28.05% of 2019/20 projected spend, there is net slippage of £1.319m (10.42%) being reported. This is an increase in slippage of £0.292m (2.22%) from the net slippage reported to the last Committee and is mainly due to slippage within Cremator Replacement (£1.147m), Carriageway Glazed Roof (£0.287m) and Clyde Square reroofing (£0.470m) offset by advancement within Clune Park regeneration (£0.100m), Waterfront Leisure Centre Lifecycle works (£0.215m), Inverclyde Centre for Independent Living (£0.170m), and minor and statutory duty works (£0.211m).

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2019/23 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.
- 3.2 The Committee is requested to note the current over expenditure of £0.077m for the District Court Room Restoration and that a more detailed report on the final position will be brought back to a future Committee upon agreement of the final account for the project, any over expenditure will be contained within the Core Property Services General Provision.
- 3.3 That the Committee approves the issue of tenders for the Cremator replacement and grants delegated authority to the Head of Environmental and Public Protection to accept the lowest acceptable tender provided the cost is within the budget allocation for the project.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

4.1 On March 21 2019 the Council approved the 2019/23 Capital Programme. This effectively continued the previously approved 2018/21 Capital Programme to 2019/23, in addition to the core annual allocations funding was approved to continue the RAMP and for the Open Spaces AMP for the period.

5.0 PROGRESS (Roads Major Projects)

5.1 **Carriageways:** 10 of 11 carriageway resurfacing schemes have been completed; 3 of 4 reserve schemes are also complete. 7 of 18 large patching schemes are complete with Surface Dressing completed in July.

5.2 **Footways:** 5 of 12 footway resurfacing schemes are now complete.

5.3 **Street Lighting:** LED Lanterns Work Package 5 comprising approximately 3,500 lanterns is complete. The 2019/20 column replacement contract which consists of the replacement of approximately 750 life expired columns is being prepared for tender in September, with a site start anticipated early December 2019.

5.4 **Structures:** Bogston Ramp parapet replacement works is ongoing. Newton Street Bridge is currently being inspected and assessed by an external contractor.

5.5 **Flood Risk Management (Central Greenock):** A SEPA license has been requested to carry out the removal of debris and clean the Eastern Line of Falls.

5.6 **Flood Risk Management (Flood Risk Management Plan):** Bouverie Burn tender documents are being prepared. Officers are progressing proposals regarding attenuation works at Glen Mosston Burn and are in discussion with land owners. Gotter Water service diversion costs are currently being obtained.

5.7 **Cycling, Walking & Safer Streets:** Buildouts at Robertson Street are complete. Public consultation for Access and Traffic Calming proposals at Sinclair Street Bridge is complete with tender documents now being prepared.

5.8 **SPT:** The tender has been awarded for the installation of traffic lights on Container Way with works programmed to start in October. Gibshill Road/Weir Street corner widening works are ongoing. William Street pedestrian crossing design, Traffic Management System Improvements and Pedestrian Crossing Accessibility tenders are currently being evaluated. Port Glasgow Access Improvement works have been awarded with a start date in November 2019.

6.0 PROGRESS (Environment & Public Protection Major Projects):

6.1 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2019/20 is £1.301m. Full budget spend is anticipated for 2019/20. As previously reported the VRP budget it is coming under increasing pressure due to inflation in fleet purchase costs. Earmarked reserves built into the programme may require to be utilised in future years.

6.2 **Play Areas:** Sir Michael Street is now complete on site. Brick wall copes were delivered on time and completed. The site has been seeded with a wild flower/meadow mix.

6.3 **Cemetery Development:** SEPA have received the hydrology report and a meeting will be convened following receipt of their comments.

- 6.4 **Cremator Replacement:** The Cremator replacement was approved as part of the 2018/21 Capital Budget on 15 March 2018. The tender documents are being prepared by an external consultant, and are nearing completion; the estimated cost is £1.650m. Permission to issue tenders and approval for delegated authority to accept the lowest acceptable tender, based on a 60/40 cost/quality split is requested.
- 6.5 **Scheme of Assistance:** The vast majority of this budget funds major adaptations of homes to meet the needs of the disabled occupants, this is largely a demand led budget, projected spend is currently £0.653m.
- 6.6 **Clune Park Regeneration:** The current pattern of acquisitions in the Clune Park estate means that it is realistic to project a further £100k expenditure in 2019-20.

7.0 PROGRESS (Regeneration and Property Major Projects)

7.1 Core Regeneration:

Baker Street Food and Drink Hub: Work is progressing on this programme. This programme is fully funded by Riverside Inverclyde with completion anticipated March 2020.

Regeneration of Town & Village Centres:

West Blackhall Street and Town Centre Connections: The Council was successful in securing funds from Sustrans for next stage of the detailed design. Update to be provided to the Greenock Town Centre Regeneration forum.

Lyle Fountain: Full restoration of the Lyle fountain is anticipated to cost £0.135m with £0.75m currently allocated. It is proposed a further £0.060m of Town Centre Funding is allocated to this project.

Jamaica Street Car Park: The Policy & Resources Committee on 6 August approved the purchase and development of a site for further town centre parking within Greenock, this commits up to £0.250m of the Town Centre Funding.

- 7.2 **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 continue to be identified as part of the ongoing review and prioritisation of works based on the property condition surveys. Externally procured elemental condition surveys (based on Scottish Government Guidance) are undertaken on the basis of a 5 year rolling programme with an annual review carried out by Property Services to provide an overall rating reported as part of the range of Statutory Performance Indicators. The next 5 yearly external condition surveys are due in 2019 and the procurement of those has been progressed with consultant appointed and survey work commencing early September and completion projected in the 4th Quarter of 2019.

7.3 Greenock Municipal Buildings

Window Replacement: Phases 1 to 4 are complete. Tenders have been returned and acceptance issued for Phase 5 addressing windows at lower ground level on the Wallace Place elevation and these are now in fabrication. Phase 6 addressing the courtyard/stairwell at the Fire museum is being progressed through design with planning/listed building consent in place.

District Court Room Restoration: Works commenced in March 2018 to originally complete in July 2018. As previously reported the project experienced delays due to complications with the scaffolding design and loading restrictions, and later in the project in connection with a number of unforeseen additional areas of work addressing dry rot, remedial wall ties and external stonework deterioration. An initial extension of time has been awarded and a further extension in connection with the above additional works is currently being reviewed. Internal works were certified practically complete in June. The final element of external works element involving the sandstone lintel replacement is subject to agreement of a method statement via Historic Environment Scotland which has been submitted and is awaiting approval. Final account negotiations are

ongoing with the main Contractor and, as previously reported to the Committee, additional funding will be required to address projected over expenditure. The Committee is requested to note the current over expenditure of £77K (previously report to Committee £28K with a further £49K ascertained due to the Contractor in the period since the last report) and that a more detailed report on the final position will be brought back to a future Committee upon agreement of the final account for the project. The Committee is also requested to note that any over expenditure will be contained within the Core Property Services General Provision.

Carriageway Glazed roof: The Contractor has been appointed with Listed Building Consent (through the Design & Build Contractor) re-submitted and now in place. Formal building warrant application has been submitted by the Contractor and is still awaited pending submission of the structural self-certification. It should be noted that the progress of this project impacts the ability to take forward the Clyde Square Elevation Re-roofing project below.

Clyde Square Elevation Re-roofing: The January 2019 Committee noted and approved the recommendation to progress a continuation of the general building fabric upgrade of the Greenock Municipal Buildings and the requirement to re-roof the Clyde Square elevation including associated chimney and high level window works. Tenders have been returned are currently being evaluated. Listed building consent has been received with building warrant submitted and approval still awaited. It should be noted that the ability to progress this project is dependent on the progress of the Carriageway Glazed Roof project above.

Finance Wing First floor refurbishment: Works commenced in April and are nearing completion with relocation of staff planned for early October.

Chimney/Flue Works: As previously reported, during the course of routine maintenance works it was identified that the brick chimney housing the main boiler flue was severely distressed requiring immediate attention. Initial work has been undertaken to address stabilisation with a scheme now developed to address chimney demolition and flue replacement. Design is currently being progressed to obtain Listed Building Consent which will also allow a cost estimate to be prepared ahead of tender issue. This essential work will be funded from the Core Property Services General Provision.

- 7.4 **Greenock Cemetery Complex (Ivy House):** As previously reported tenders for the original proposals were returned significantly over budget requiring a re-design which has now been progressed. A cost check was undertaken on the re-designed scheme however this was still in excess of the currently allocated funding. The scope of works has been reviewed with the Client Service to address a further review of the proposals which is currently ongoing. A revised listed building consent and warrant application will be required in due course.
- 7.5 **King George VI Building:** A separate report on this project is included on the agenda for this Committee.
- 7.6 **Waterfront Leisure Complex Boiler/Plant Replacement:** Works commenced on site in July with temporary boiler plant installed and in operation. Works have progressed within the main plant room with all new boiler plant installed and associated works progressing. Additional works have been instructed to the existing flue which are currently being progressed. Completion is anticipated in November.
- 7.7 **Boglestone Community Centre:**
- Re-Roofing:** Planning approval is in place with building warrant submitted and being progressed. As previously reported the work will be taken forward in phases with sequence now agreed and tenders being prepared for a combined project which includes phases 1 and 2.
- 7.8 **Inverclyde Centre for Independent Living – Roof Replacement:** The works are being progressed in conjunction with HSCP funded alterations to the decontamination area to comply with current hygiene regulations. The store has been decanted with initial asbestos removal completed. An acceptance has been issued for the main works with pre-start meeting held and start anticipated early October with a completion in December 2019.

7.9 Minor Works – General

Greenock Municipal Buildings Customer Centre Draught Lobby: The works involve the construction of a glazed screen and sliding door to prevent draughts within the Customer Centre. Works have commenced with fire alarm panel relocated and structure in place awaiting delivery of glazed screen.

7.10 Minor Works - Inverclyde Leisure Properties

Greenock Town Hall Flooring: The works comprise the replacement of the hardwood flooring to the Town Hall and Saloon. Works were taken forward and completed over August and September as programmed. A separate contract addressing structural strengthening works to the Saloon floor is programmed to commence shortly.

7.11 Asset Management Plan – Depots:

Pottery Street Office & Depot Refurbishment: Works were completed in August 2019 with the transfer of staff completed in early September.

Pottery Street Completion Works: The final elements of the work to Pottery Street Depot involve redefining pedestrian and vehicular movement across the site. This is currently being progressed through the Roads Section.

Depot Demolitions: Tender documents are currently being prepared for Parklea Depot.

Kirn Drive Civic Amenity Site: The Kirn Drive refurbishment will be progressed in two phases with the first phase involving the demolition of the existing depot building and phase 2 addressing the reconfiguration of the civic amenity facility.

Phase 1 Depot Demolition: Tenders have been returned and accepted. Demolition and removal of redundant fuel tanks are currently on hold to allow continued operation of the civic amenity site.

Phase 2 Civic Amenity Alterations: The civic amenity site operation within Kirn Drive has been re-established pending receipt of formal statutory approvals for the interim arrangements at Craigmuschat Quarry. Tenders for the works at Kirn Drive will be issued in due course.

8.0 PROGRESS – City Deal

8.1 **Greenock Ocean Terminal:** Marine works are progressing with dredging complete and construction of pontoon progressing. Final Business Case for the Terminal Building is to be submitted in October 2019.

8.2 **Inverkip:** Approvals within partner organisations are now in place and the Final Business Case submission is under consideration with Scottish Power.

8.3 **Inchgreen:** Following approval by the November Committee the Strategic Business case was submitted to the PMO with cabinet approving this on 12 February.

9.0 FINANCE

9.1 The figures below detail the position at 31 August 2019. Expenditure to date is £3.393m (28.05% of the 2019/20 projected spend).

9.2 The current budget is £98.220m. The current projection is £98.220m which means total projected spend is on budget.

9.3 The approved budget for 2019/20 is £12.658m. The Committee is projecting to spend £12.096m with net slippage of £1.319m (10.42%) being reported This is an increase in slippage of £0.292m (2.22%) from the net slippage reported to the last Committee and is mainly due to slippage within

Cremator Replacement (£1.147m), Kirn Drive (£0.156m), Carriageway Glazed Roof (£0.287m), Clyde Square reroofing (£0.470m) and Ivy House replacement (£0.120m) offset by advancement within Clune Park regeneration (£0.100m), RAMP and core roads (£0.073m), Waterfront Leisure Centre Lifecycle works (£0.215m), Inverclyde Centre for Independent Living (£0.170m), Pottery Street Office and Depot refurbishment (£0.095m) and minor and statutory duty works (£0.211m).

9.4 One off Costs

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

9.5 Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

10.0 CONSULTATION

10.1 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.

10.2 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.

10.3 Equalities

- (a) There are no equalities implications in this report.

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

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

X

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

10.4 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.

11.0 LIST OF BACKGROUND PAPERS

11.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8	9
	<u>Est Total Cost</u>	<u>Actual to 31/3/19</u>	<u>Approved Budget 2019/20</u>	<u>Revised Est 2019/20</u>	<u>Actual to 31/08/2019</u>	<u>Est 2020/21</u>	<u>Est 2021/22</u>	<u>Est 2022/23</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>Environmental Services - Roads</u>									
<u>Core Programme</u>									
Cycling, Walking & Safer Streets	129	0	129	129		0	0	0	
SPT	1,110	0	1,092	1,110	366	0	0	0	
Flooding Strategy - Greenock Central	2,216	2,108	108	108	4	0	0	0	
Flooding Strategy - Future Schemes	1,426	25	501	501		900	0	0	
Kirn Drive Passing Places	200	8	17	0		192	0	0	
Complete on Site	9	0	9	9		0	0	0	
Roads - Core Total	5,090	2,141	1,856	1,857	370	1,092	0	0	0
<u>Roads Asset Management Plan</u>									
Carriageways	29,572	18,921	1,386	1,459	804	3,192	3,000	3,000	
Footways	3,847	3,610	237	237	35	0	0	0	
Structures	2,032	1,125	407	407	137	500	0	0	
Lighting	5,356	4,686	670	670	57	0	0	0	
Other Assets	351	166	125	125	36	60	0	0	
Staff Costs	2,701	2,376	225	225	347	100	0	0	
Roads Asset Management Plan Total	43,859	30,884	3,050	3,123	1,416	3,852	3,000	3,000	0
<u>Environmental Services - Roads Total</u>	48,949	33,025	4,906	4,980	1,786	4,944	3,000	3,000	0
<u>Environmental Services - Non Roads</u>									
Scheme of Assistance	3,559	0	653	653	265	1,440	733	733	
Clune Park Regeneration	1,000	531	0	100		369	0	0	
Public Space CCTV	201	168	33	33	8	0	0	0	
Cemetery Development	1,530	40	90	90	4	1,400	0	0	
Cremator Replacement	1,650	3	1,647	500	1	1,147	0	0	
Zero Waste Fund	609	386	43	43	16	60	60	60	
Vehicles Replacement Programme	17,901	13,352	1,345	1,301	249	2,311	570	367	
Sir Michael Street Play Area - Phase 2	261	169	92	92	34	0	0	0	
Various Other Play Areas	373	371	2	2		0	0	0	
Play Areas complete on Site	8	0	8	8		0	0	0	
Park, Cemeteries & Open Spaces AMP	1,250	380	120	120	22	350	200	200	
<u>Environmental Services - Non Roads total</u>	28,342	15,400	4,033	2,942	599	7,077	1,563	1,360	0
<u>ENVIRONMENT AND PLANNING TOTAL</u>	77,291	48,425	8,939	7,922	2,385	12,021	4,563	4,360	0

Project Name	1	2	3	4	5	6	7	8	9
	Est Total Cost	Actual to 31/3/19	Approved Budget 2019/20	Revised Est 2019/20	Actual to 31/08/2019	Est 2020/21	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000		
Regeneration and Planning									
<u>Core Regeneration:</u>									
Port Glasgow Town Centre Regeneration	1,960	1,328	32	32	11	600	0	0	0
Central Gourock	150	130	20	20	0	0	0	0	0
Enterprise Hub	300	282	18	18	18	0	0	0	0
T&VC - West Blackhall Street	1,612	70	0	112	27	1,430	0	0	0
Sustrans Funding	(112)	0	0	(112)	-27	0	0	0	0
T&VC - Lyle Fountain	130	0	130	130	0	0	0	0	0
T&VC - Jamaica Street Car Park	250	0	250	250	0	0	0	0	0
T&VC - Other	1,280	206	303	303	0	421	350	0	0
Core Regeneration Total	5,570	2,016	753	753	29	2,451	350	0	0
Regeneration Services Total									
	5,570	2,016	753	753	29	2,451	350	0	0
Property Assets									
<u>Core Property Assets</u>									
General Provision	5,534	0	0	0	0	1,534	2,000	2,000	0
Feasibility Studies	250	150	0	0	6	100	0	0	0
Greenock Municipal Buildings - Window Replacement	250	179	21	21	1	50	0	0	0
Greenock Municipal Buildings - Basement Storage	75	70	0	0	0	5	0	0	0
Greenock Municipal Buildings Carriageway Glazed Roof	350	53	287	0	0	297	0	0	0
Greenock Municipal Buildings - Flue replacement	0	0	0	0	0	0	0	0	0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	250	15	225	225	10	10	0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,020	0	815	345	52	675	0	0	0
District Court Room Restoration	493	493	0	0	49	0	0	0	0
Greenock Cemetery - Ivy House Replacement	300	97	130	10	0	193	0	0	0
King George VI Refurbishment	1,000	150	293	293	82	557	0	0	0
Waterfront Leisure Centre Lifecycle Works	930	451	249	464	58	15	0	0	0
Boglestone Community Centre Roof	300	20	155	155	0	125	0	0	0
Boglestone Community Centre - Mechanical & Electrical Services Upgrade	40	0	0	40	37	0	0	0	0
Inverclyde Centre for Independent Living - Re-roofing	200	10	0	170	7	20	0	0	0
<u>Minor Works</u>									
Farms	14	0	14	14	0	0	0	0	0
Minor Demolitions	32	0	26	10	8	22	0	0	0
Inverclyde Leisure Properties	200	0	19	160	72	40	0	0	0
General Works	100	0	49	42	42	58	0	0	0
Design & Pre-Contract	50	0	33	44	3	6	0	0	0
Reservoirs	50	0	29	29	4	21	0	0	0
<u>Statutory Duty Works</u>									
Electrical	31	0	16	16	15	15	0	0	0
Lightning Protection	11	0	13	11	0	0	0	0	0
Lifts	20	0	10	20	18	0	0	0	0
Water	40	0	5	20	19	20	0	0	0
Gas	20	0	0	15	5	5	0	0	0
Asbestos	45	0	13	25	18	20	0	0	0
Fire Risk	61	0	10	30	19	31	0	0	0
DDA/Equality	76	0	0	6	4	70	0	0	0
Capital Works on Former Tied Houses	600	209	0	1	1	40	60	60	230
Complete on Site Allocation	144	0	0	5	5	139	0	0	0
Core Property Assets Total	12,486	1,897	2,412	2,171	535	4,068	2,060	2,060	230
<u>Asset Management Plan:</u>									
<u>Offices</u>									
AMP Offices Complete on site	11	0	0	0	0	11	0	0	0
<u>Depots</u>									
Pottery Street Offices & Depot Refurbishment	934	393	341	436	436	105	0	0	0
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	90	1	12	12	5	77	0	0	0
Depot Demolitions	150	0	0	0	0	150	0	0	0
AMP Depots Complete on Site	78	0	0	0	0	78	0	0	0
Kirn Drive Civic Amenity Site	360	85	201	45	3	230	0	0	0
Materials Recycling Facility	1,250	1,023	0	0	0	227	0	0	0
Asset Management Plan Total	2,873	1,502	554	493	444	878	0	0	0
Property Assets Total									
	15,359	3,399	2,966	2,664	979	4,946	2,060	2,060	230
Regeneration Total									
	20,929	5,415	3,719	3,417	1,008	7,397	2,410	2,060	230

COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	1	2	3	4	5	6	7		8
	<u>Est Total Cost</u>	<u>Actual to 31/3/19</u>	<u>Approved Budget 2019/20</u>	<u>Revised Est. 2019/20</u>	<u>Actual to 31/08/2019</u>	<u>Est 2020/21</u>	<u>Est 2021/22</u>	<u>Est 2022/23</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>£000</u>
<u>City Deal</u>									
Greenock Ocean Terminal	9,693	495	5,378	5,378	15	2,517	1,303	0	0
Inverkip	3,250	8	300	300	0	1,600	1,342	0	0
Inchgreen	9,427	1	0	150	0	0	0	0	9,276
<u>City Deal Total</u>	22,370	504	5,678	5,828	15	4,117	2,645	0	9,276