
Report To:	Environment & Regeneration Committee	Date:	29 October 2020
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration and Resources	Report No:	FIN/89/20/AP/CA
Contact Officer:	Carol Alderson	Contact No:	01475 712264
Subject:	Environment & Regeneration Capital Programme 2020/21 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 paragraph 9.2 that the projected spend is £47.837m, which means the total projected spend is on budget.
- 2.3 The current COVID-19 pandemic has had a significant impact on the Capital Programme resulting in suspension/delay of a number of projects, measuring slippage against the original budget as agreed in March 2020 would not give a meaningful indication of performance. As a result officers have reviewed and re-phased the 2020/21 capital budget and this revised 2020/21 capital budget was approved by the Policy & Resources Committee on 11 August 2020. Performance will be measured from this revised approved budget.
- 2.4 In addition to the impact of the timing of delivery of the Capital Programme which has resulted in the restatement of the budget, cost increases of £2.744m from across the Council have been identified and funding confirmed by the Policy & Resources Committee on 11 August.
- 2.5 Expenditure at 31 August is 12.04% of 2020/21 projected spend, there is net advancement of £1.704m (20.32%) being reported. This is an increase in advancement of £1.604m (19%) from the net advancement reported to the last Committee and is mainly due to advancement of the Vehicle Replacement Programme (£1.528m) and Scheme of Assistance (£0.090m).

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2020/23 Capital Programme and the progress on the specific projects detailed in Appendices 1-5.
- 3.2 That the Committee notes that further core property service projects will be identified throughout the 2020/21 financial year as part of the on-going review and prioritisation of works based on the most recent property condition surveys.

- 3.3 That the Committee approves the contribution of £0.050m from the Core Property Assets General Allocation to the Waterfront Leisure Centre Training Pool Moveable Floor project as outlined in 8.5.
- 3.4 That the Committee approves the contribution of £0.335m from the Core Property Assets General Allocation towards the Indoor Tennis Facility at Rankin Park, the project being subject to submission of an updated Inverclyde Leisure Business Plan.
- 3.5 That the Committee notes the addition of a project to address the poor condition of three small garage buildings across Inverclyde from the Core Property Assets General allocation.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 On March 12 2020 the Council approved the 2020/23 Capital Programme. This effectively continued the previously approved 2019/23 Capital Programme to 2020/23, in addition to the core annual allocations funding was approved to continue the RAMP and for the Open Spaces AMP for the period.
- 4.2 The current COVID-19 pandemic has had a significant impact on the Capital Programme resulting in suspension/delay of a number of projects, measuring slippage against the original budget as agreed in March 2020 would not give a meaningful indication of performance with initial indications that slippage would be 47.25%. As a result officers have reviewed and re-phased the 2020/21 capital budget and this revised 2020/21 capital budget was approved by the Policy & Resources Committee on 11 August 2020. Performance will be measured from this revised approved budget.

5.0 PROGRESS (Roads Major Projects)

- 5.1 **Carriageways:** The carriageway resurfacing programme has now commenced after delays due to Covid-19, the delay has led to a re-phasing of the overall schemes with the possibility that some schemes may be deferred until 2021/22 if they are not achieved this financial year, 4 schemes have now been completed with large patching projects also now programmed.
- 5.2 **Footways:** The footway resurfacing programme has now also commenced after delays due to Covid-19, the full programme is planned to be delivered.
- 5.3 **Street Lighting:** The Lighting Column Replacement scheme, comprising some 750 columns, which commenced in the final quarter of 2019/20, was suspended during March 2020 due to Covid-19; the site works have recommenced in June 2020 and work continues on-site. Contract completion and full budget spend is anticipated this financial year.
- 5.4 **Structures:** Officers are progressing with Principal Inspections of Bridges and Structures which will then provide a programme for safety improvement works.
- 5.5 **Flood Risk Management (Central Greenock):** The cleaning works on the Eastern Line of Falls is on-going.
- 5.6 **Flood Risk Management (Flood Risk Management Plan):** Flood Alleviation Works on the Bouverie Burn are complete. Glen Mosston and Kilmacolm, design works are progressing to attenuate flows in the Glen Moss to reduce downstream flooding. Gotter Water and Quarriers Village design drawings are being prepared after the site investigations works were completed.
- 5.7 **Cycling, Walking & Safer Streets:** Projects currently being designed to create a dedicated cycle lane, from Battery Park to Greenock and to provide additional cycle lanes as presented at the Members' briefing.
- 5.8 **SPT:** Transport Scotland required an additional Study on the William Street pedestrian crossing to review and assess the walking, cycling and horse-riding. Port Glasgow Access Improvements construction works have started on site. Pedestrian Crossings Accessibility Improvements and improving the traffic signal linkage is out to tender. Greenock Town Centre Improvements, including West Blackhall Street, have been delayed due to the potential impact on recovery from the Covid-19 pandemic, Officers are progressing with the detailed design and are in discussions with Sustrans to finalise stage 3. The design for the signalised junction at Grey Place and West Blackhall Street is on-going.
- 5.9 **Drumshantie Road Carpark:** The design for the car park is nearing completion and discussions are on-going with the Planning Service and Legal Services in relation to final approvals to proceed. It is anticipated that spend will be below budget at around £0.100m.

6.0 PROGRESS (Environment Major Projects):

- 6.1 **Vehicle Replacement Programme:** Budget for 2020/21 is £0.598m. £0.073m spend to date with a further £2.369m committed of which it is anticipated that £2.126m will be delivered in financial year 2020/21. Acceleration has been achieved as build slots for RCV's have been obtained which should result in delivery prior to March 2021 which had not previously been anticipated.
- 6.2 **Play Areas:** Two quotes received for previously reported accessible play area project – award letter currently with Legal - £0.109m total project cost.
- 6.3 **Cemetery Development:** Proposed site plans are currently being produced for SEPA approval.
- 6.4 **Cremator Replacement:** Harper Macleod have been engaged to finalise the cremation equipment procurement documents. The procurement documentation for the cremators and abatement equipment will be prepared and finalised for issuing.

7.0 PROGRESS (Regeneration and Public Protection)

7.1 Core Regeneration:

Regeneration of Town & Village Centres: The budget position is being reported to the Regeneration Forums.

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: Currently out to tender with return due mid-October.

Jamaica Street Car Park: Demolition works complete. Service pipework discovered during demolition require to be relocated to allow car park works to commence. Quotations received and orders issued.

- 7.2 **Scheme of Assistance:** Good progress is being made on works funded through the Scheme of Assistance resulting in the projection for 2020/21 being increased to £0.650m. Full details are in appendix 4.
- 7.3 **Clune Park Regeneration:** Owing to the issues discussed separately in the Clune Park Regeneration Plan Update Report there is unlikely to be any significant spend against the Clune Park capital budget in 2020/21.

8.0 PROGRESS (Property Major Projects)

8.1 Core Property Services:

8.2 Greenock Municipal Buildings

Window Replacement: Phases 1 to 5 are complete. Phase 6 addressing the courtyard/stair well at the Fire museum has received planning/listed building consent with detail design nearing completion in preparation for tender issue. Phase 7 addressing the Wallace Place elevation first floor windows, which are unusual in design, is progressing with a listed building consent application imminent.

Carriageway Glazed Roof: Works are now complete on site with the exception of cover plates which are programmed for installation in early October.

Chimney/Flue Works: Works to remove the old chimney have been completed and brickwork

made good on the Town Hall elevation. Progression of the manufacture/installation of the new flue is subject to agreement of the colour samples through Planning which is currently on-going.

Finance Wing First Floor Refurbishment: Works are now practically complete on site and awaiting final Building Standards inspection.

Clyde Square Elevation Re-roofing: Tenders have been returned and evaluated with emergency authority obtained and formal acceptance issued. A separate confirmation report is included on the agenda for this Committee.

Victoria and Dalrymple Tower Essential Works: Works have been completed to the Dalrymple Tower with tenders returned and a formal acceptance issued for the works to the Victoria Tower. The Victoria Tower work will be co-ordinated with the commencement of the Clyde Square Roofing project above.

- 8.3 **Greenock Cemetery Complex (Ivy House):** Following the allocation of additional funding approved at the March 2020 Committee, the detail design for the revised scheme is being progressed with tender documents currently being prepared. As part of statutory approvals process for the revised scheme a new ecological survey is required and this is currently programmed for early October. The works are now proposed to be taken forward in two phases, separating the new bothy works and the works to the existing tower. This will assist in mitigating the risk of delays associated with the ecological survey works.
- 8.4 **King George VI Building:** Works recommenced on site in August. It should be noted that, during the progression of the revised scope of works, the rear stair to the Temple building also required to be demolished with walls rebuilt and made structurally safe.
- 8.5 **Waterfront Leisure Complex Lifecycle Works:** The current allocation will address the renewal of the fire and panic alarm installations and upgrading of the emergency lighting throughout the building. This allocation is indicative pending progression of the detail design/scope of the works and competitive tendering. Technical Services are currently progressing the appointment of an external consultant for the project. The Committee is requested to note and approve the contribution of £0.050m to the Waterfront Leisure Centre Training Pool Moveable Floor project from the Core Property Assets General allocation all as detailed within the reports on this item to the Education & Communities Committee of 1 September and the Policy & Resources Committee of 15 September 2020.
- 8.6 **Boglestone Community Centre - Re-Roofing:** Documents are being revised in preparation for re-tendering.
- 8.7 **Inverclyde Centre for Independent Living – Roof Replacement:** Works are now substantially complete with certification imminent.
- 8.8 **Caladh House Residential Care Home – Building Services Remedial Works:** Works have now been completed on the sprinkler system with the main contractor returning in early October to close out the remaining plumbing works.
- 8.9 **Sea Walls/Retaining Walls:** Provision of £0.100m was made in the 2020/21 budget to address the progression of surveys and mapping of Council assets in order to establish condition and any current/future capital project works required. Initial work on the scope of the surveys and mapping of assets will be taken forward through Legal and Property Services with a view to progressing specialist external condition surveys thereafter.

8.10 **Indoor Tennis Facility, Rankin Park:** Revised plans for the Indoor Tennis Facility at Rankin Park have increased the anticipated total cost, while it is anticipated that part of the increased costs will be met from external funding the Council's contribution is required to increase by £0.335m. It is proposed funding for this is met by an allocation from Core Property Asset General Allocation. It should be noted that progression of this project is dependent on submission of a revised Business Plan by Inverclyde Leisure.

8.11 **Risk/DDA Works** - Provision of £0.400m was made available in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works.

Customhouse Square: It is intended to address improvements to the existing Customhouse Square surrounding cobbled roads. Technical Services are engaging with the Council's Roads Service on an appropriate specification with a view to preparing proposals to commence the statutory approval process.

Watt Institute Lift: It is proposed to install a lift within the Watt Institute gallery space which currently has no provision serving the upper exhibition floor. Survey work has commenced to allow progression of the detail design.

8.12 **Grounds Service Accommodation** – The Committee is requested to note the addition of a project to address the poor condition of three small garage buildings across Inverclyde, all of which have been rated either C (Poor) or D (Bad) in the 2019 Condition surveys. The buildings are located within Gourock Cemetery, Port Glasgow Cemetery and Birkmyre Park, Kilmacolm. It is proposed to demolish the existing buildings and replace them with a standard modular product adjusted to suit specific site requirements. Technical Services have visited the sites and undertaken an initial scoping exercise which will form the basis of a report to the Client Service to confirm the proposals. A cost estimate will be prepared as part of that report with funding to be allocated from the Core Property Assets General Provision.

8.13 **Minor Works – General**

Endeavour Sculpture Refurbishment: Tender documents prepared with issue imminent.

Ann Street Depot Re-Roofing: Priority works identified from the 2019 Condition survey (building rated C - Poor) including re-roofing and new windows are being progressed. Scaffolding erected with works to progress during October.

Watt Institute Archive Room Floor Strengthening: Tender documents being progressed with statutory approvals/consent applied for.

8.14 **Minor Works - Inverclyde Leisure Properties**

Greenock Town Hall Saloon Floor Strengthening: Works programmed to commence in early November.

8.15 **Statutory Duty Works – DDA/Equality**

Greenock Town Hall Stage Lift: Listed Building Consent and Building Warrant applications have been submitted. The detail design has been progressed to allow tender documents to be completed ahead of tender issue.

8.16 **Asset Management Plan – Depots:**

Depot Demolitions - Parklea: Main demolition works complete with fencing and groundworks nearing completion.

Kirn Drive Depot: The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending the progression of Craigmuschat Quarry project below.

Craigmuschat Recycling Facility: Planning approval has been obtained for the provision of a recycling facility at the Craigmuschat Quarry site. Technical Services have completed a number of surveys with further detailed surveys on-going to establish drainage, existing quarry rock face condition, and ground conditions (gas monitoring) which will inform the scheme design. A stage 2 report will be prepared for Client Service consideration.

9.0 PROGRESS – CITY DEAL

- 9.1 **Greenock Ocean Terminal:** Cruise ship berthing facility complete. Terminal Building progressing to retender following the original contractor going into administration. Tenders due back December/January. Aiming for an end of March 2021 start. Maximum spend £0.330m in 2020/21. With the remaining budget moved to 2021/22.
- 9.2 **Inverkip:** Project reliant on Scottish Power confirming they are progressing Master Plan. Negotiations underway into Council progressing Main Street/A78 improvements directly. Budget has been rephased with £0.100m estimated to be spent in 2020/21, a further £1.900m in 2021/22 and £1.250m in 2022/23.
- 9.3 **Inchgreen:** Strategic Business Case approved and Outline Business Case being progressed. Estimated spend for 2020/21 is £0.900m and £1.500m in 2020/21 with the balance of the budget split over 2022/23 and 2023/24.

10.0 FINANCE

- 10.1 The figures below detail the position at 31 August 2020. Expenditure to date is £1.215m (12.04% of the 2020/21 projected spend).
- 10.2 The current budget is £47.837m. The current projection is £47.837m which means total projected spend is on budget.
- 10.3 The restated budget for 2020/21 is £8.386m. The Committee is projecting to spend £10.090m with net advancement of £1.704m (20.32%) being reported due to advancement of the Vehicle Replacement Programme (£1.528m), Core Property assets (£0.119m) and Scheme of Assistance (£0.090m) offset by slippage of Drumshantie Road Carpark of £0.055m.
- 10.4 In addition to the impact of the timing of delivery of the Capital Programme which has resulted in the restatement of the budget cost increases of £2.744m across the Council have been identified and funding confirmed by the Policy & Resources Committee on 11 August.
- 10.5 One off Costs

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

10.6 Annually Recurring Costs/ (Savings)

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

11.0 CONSULTATION

11.1 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.

11.2 Human Resources

There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, Policy and Communications has not been consulted.

11.3 Equalities

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

	YES
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

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

11.4 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.

12.0 LIST OF BACKGROUND PAPERS

- 12.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est 2020/21	Actual to 31/08/2020	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000	
Roads & Environmental Services								
Roads								
Core Programme								
Cycling, Walking & Safer Streets	344		194	194	39	150	0	
SPT	1,300		1,300	1,300	110	0	0	
Spaces for People	585		585	585	19			
Flooding Strategy - Greenock Central	2,216	2,157	59	59	35	0	0	
Flooding Strategy - Future Schemes	1,426	103	222	222		401	700	
Kirn Drive Passing Places	200	8	0	0		192	0	
Barrs Brae Steps	40		40	40				
Drumshantie Road Carpark	155	-	155	100		55	0	
Complete on Site	8	-	8	8		0	0	
Roads - Core Total	6,274	2,268	2,563	2,508	203	798	700	0
Roads Asset Management Plan								
Carriageways	4,652		652	652	6	1,850	2,150	
Footways	872		272	272		300	300	
Structures	596		96	96	78	250	250	
Lighting	1,431		431	431	132	550	450	
Other Assets	453		153	153	2	150	150	
Additional Covid pressure allowance	600					600		
Staff Costs	1,142		292	292	244	480	370	
Roads Asset Management Plan Total	9,746	0	1,896	1,896	462	4,180	3,670	0
Roads Total	16,020	2,268	4,459	4,404	665	4,978	4,370	0
Environmental Services								
Cemetery Development	1,530	48	150	150	4	1,332	0	
Cremator Replacement	1,650	69	20	20	3	789	772	
Zero Waste Fund	185		65	65	5	60	60	
Vehicles Replacement Programme	3,355		598	2,126	73	252	977	
Dog Park	20		20	20				
Overton Play Park surrounds	40		40	40				
Murdieston/Thom Dam Area	25		25	25				
Play Area Strategy	674	150	74	74	4	450	0	
Play Areas complete on Site	10		10	10		0	0	
Park, Cemeteries & Open Spaces AMP	650		60	60	19	290	300	
Environmental Services	8,139	267	1,062	2,590	108	3,173	2,109	0
ROADS & ENVIRONMENT TOTAL	24,159	2,535	5,521	6,994	773	8,151	6,479	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est 2020/21	Actual to 31/08/2020	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000	
Regeneration and Planning								
Core Regeneration:								
Port Glasgow Town Centre Regeneration	1,960	1,339	0	0		50	571	0
Central Gourrock	150	130	20	20		0	0	0
T&VC - West Blackhall Street	1,612	109	3	18	18	0	1,485	0
T&VC - Lyle Fountain	130	13	0	0		117	0	0
T&VC - Jamaica Street Car Park	250	110	140	140	16	0	0	0
T&VC - Other	2,305	276	654	654	8	1,375	0	0
Core Regeneration Total	6,407	1,977	817	832	42	1,542	2,056	0
Public Protection:								
Scheme of Assistance	2,811		560	650	123	1,286	875	
Clune Park Regeneration	1,000	622	0	7	7	371	0	
Public Space CCTV	201	186	15	15		0	0	
Public Protection Total	4,012	808	575	672	130	1,657	875	0
Regeneration Services Total	10,419	2,785	1,392	1,504	172	3,199	2,931	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est 2020/21	Actual to 31/08/2020	Est 2021/22	Est 2022/23	Future Years
	£000	£000	£000	£000	£000	£000	£000	
Property Assets								
Core Property Assets								
General Provision	3,647	-	0	0		1,647	2,000	0
Additional Covid pressure allowance - General	802					802		
Additional Covid pressure allowance - Health & Safety	10					10		
Feasibility Studies	360	158	10	10	2	142	50	0
Greenock Municipal Buildings - Window Replacement	300	260	15	15		25	0	0
Greenock Municipal Buildings Carriageway Glazed Roof	350	182	96	145	145	23	0	0
Greenock Municipal Buildings - Flue replacement	80	21	59	59		0	0	0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	350	341	9	9		0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,265	62	400	400		803	0	0
Greenock Municipal Buildings - Victoria/Dalrymple Tower Essential Works	100			55	5	45		
Greenock Cemetery _ Ivy House Replacement	500	105	25	25		370	0	0
King George VI Refurbishment	1,000	565	385	385		50	0	0
Waterfront Leisure Centre Lifecycle Works	1,278	1,000	18	18		260	0	0
Boglestone Community Centre Roof	300	30	20	20		250	0	0
Inverclyde Center for Independent Living - Re-roofing	200	132	68	68	20	0	0	0
Caladh House Residential Care Home - Building Services Remedial Works	190	72	100	100	62	18	0	0
Sea Walls/Retaining Walls	100		15	15		85		
Customhouse Square - Risk Works	300		10	10		290		
Watt Institute - DDA Works	100		10	10		90		
Minor Works								
Farms	30		10	10		20	0	0
Minor Demolitions	40		20	20		20	0	0
Inverclyde Leisure Properties	100		20	20		80	0	0
General Works	100		20	20	15	80	0	0
Design & Pre-Contract	50		20	20		30	0	0
Reservoirs	50		25	25		25	0	0
Statutory Duty Works								
Electrical	30		10	10		20	0	0
Lightning Protection	10		4	4		6	0	0
Lifts	10		5	5		5	0	0
Water	30		10	10	10	20	0	0
Gas	10		5	5		5	0	0
Asbestos	50		10	25	1	25	0	0
Fire Risk	50		10	10	2	40	0	0
DDA/Equality	85		15	15	5	70	0	0
Capital Works on Former Tied Houses	600	213	0	0		97	60	230
Complete on Site Allocation	150	1	0	0	2	149	0	0
Core Property Assets Total	12,627	3,142	1,424	1,543	269	5,602	2,110	230
Asset Management Plan:								
Depot Demolitions - Parklea Changing Rooms	45	8	34	34		3	0	0
Depot Demolitions - Balance	105					105		
Kirn Drive Civic Amenity Site / Craigmuschat Recycling Facility	360	96	15	15		249	0	0
AMP Complete on site	89	-	0	0	1	89	0	0
Additional Covid pressure allowance - AMP	33					33		
Asset Management Plan Total	632	104	49	49	1	479	0	0
Property Assets Total	13,259	3,246	1,473	1,592	270	6,081	2,110	230

