
Report To:	Education & Communities Committee	Date:	14 June 2022
Report By:	Corporate Director Education, Communities & Organisational Development	Report No:	EDUCOM/36/22/HS
Contact Officer:	Hugh Scott	Contact No:	01475 715459
Subject:	Communities Capital Programme Progress and Asset Related Items		

1.0 PURPOSE

- 1.1 The purpose of this report is to consider performance reporting for the Communities part of the Education and Communities Committee and provide an update in respect of the status of the projects forming the Communities Capital Programme and Asset related items.

2.0 SUMMARY

- 2.1 This report advises the Committee of the progress of the projects within the Communities Capital Programme and those external grant funded projects where the Council holds all or part of the grant funding for projects being progressed through partner organisations.
- 2.2 The report also provides an update on other Council Community Asset related activity.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position of the 2022/25 Capital Programme and the progress on the specific projects and work of the Asset Transfer Working Group.
- 3.2 That the Committee notes the use of powers delegated to the Chief Executive to issue an acceptance for the Waterfront Leisure Centre Training Pool Moveable Floor project was authorised by Councillors Clocherty, McGuire and Robertson, and the Chief Executive.
- 3.3 That the Committee notes the use of powers delegated to the Chief Executive to issue an acceptance for the King George VI Community Hub project was authorised by Councillors Clocherty, Robertson and McCabe, and the Chief Executive.

Ruth Binks
Corporate Director
Education, Communities and
Organisational Development

4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Communities Capital programme reflecting the allocation of resources approved by Inverclyde Council on 24 February 2022.
- 4.2 The report also covers progress of external partner projects where the Council holds all or part of the funding through successful bids as part of the Scottish Government Regeneration Capital Grant Fund process.

5.0 COMMUNITIES CAPITAL PROJECTS

5.1 Lady Alice Bowling Club

The Council continues to support the management committee of Lady Alice Bowling Club in respect of the proposals for the building and project costs. The club and its agent are currently engaged with the Planning Service to extend the period of validity for the previously submitted and approved application. The Council has been provided with details of the proposed scheme and will also be provided with cost information from the tender exercise undertaken confirming that the estimated cost is within the available budget. The estimated timescale for commencement of works on site is September 2022.

5.2 Indoor Sports Facility for Tennis

Officers from Inverclyde Council and Inverclyde Leisure continue to engage with all stakeholders involved in the project, including funding partners sportscotland and the Lawn Tennis Association. Due to the recent significant increase in the estimated cost of the project, work has been ongoing to assess the options for addressing the progression of the project. The project has been impacted by the current extremely unpredictable market position in terms of construction sector activity through the combination of sharply rising prices for construction materials, disrupted supply chains and labour shortages in addition to site specific abnormal factors. Inverclyde Council has now written to sportscotland seeking further information and guidance with regards to moving forward with the current project in light of the significant increased costs. A further update will be provided to the next Committee.

5.3 Leisure Pitches Asset Management Plan / Lifecycle Fund

The lifecycle works continue to be progressed based on the asset plan agreed at the September 2020 Education & Communities Committee. Tenders have been issued and returned for the 3G pitch carpet replacement at Battery Park with formal acceptance imminent. It should also be noted that the Council, in partnership with Greenock Morton Community Trust, was successful through an application to the Scottish FA Grassroots Pitch & Facilities Fund with an award of £150K confirmed for the Battery Park project. Tenders have also recently been issued for the Drumshantie Road 3G pitch carpet replacement.

5.4 Grieve Road Community Centre

The original allocation of £200K for partial refurbishment / general upgrade works was made in the 2019/20 budget with progress on works and expenditure reported through the Education & Communities Committee. That allocation was insufficient to progress the final element of work required which involved minor internal alterations and ventilation / daylighting improvements through installation of high level windows within the main hall space which is being funded from the Core Property General Provision within the Environment & Regeneration capital programme. The final phase of work is now almost complete.

5.5 Wemyss Bay Community Centre

The original allocation of £100K for general upgrade works was made in the 2019/20 budget

with progress on works and expenditure reported through the Education & Communities Committee. That allocation was fully expended with a final element of work required involving ventilation / daylighting improvements through installation of high level windows within the main hall space which is being funded from the Core Property General Provision within the Environment & Regeneration capital programme. This final phase of work has now been completed.

5.6 Whinhill Golf Club Lifecycle Works

The original £250K allocation has now been fully expended. The completed works include replacement of windows, doors and security shutters. External works included fencing and security improvements. The most recently completed phase addressed the 'Starter's Room' accommodation comprising internal alterations and new fittings / finishes. Property Services is progressing design work in relation to the replacement of the existing oil fire heating system with consideration of conversion to air source heat pump. It should be noted that any further works will be subject to a further allocation of funding from the Core Property budget within Environment & Regeneration capital programme.

5.7 Waterfront Leisure Centre Training Pool Moveable Floor

Tenders for the works were issued at the end of January and were returned at the end of February 2022. The tenders were returned in excess of the available budget due to a combination of the current market volatility; the specialist nature of the works and limited suppliers; and inclusion of a robust contingency allowance to address the necessary draining of the pool tank and possibility of associated unforeseen works. The Committee is requested to note the use of powers delegated to the Chief Executive to issue an acceptance for the project which was recommended to address the early commencement of the specialist contractor design and significant lead-in period related to the manufacture and delivery of the moveable floor. Approval was also sought through the Convener of the Policy & Resources Committee related to the allocation of £75K of the available cost pressures contingency held by that Committee, which was necessary to address the budget gap and project progression. A formal acceptance has been issued with pre-start meeting held with the main contractor and with the final site programme subject to the specialist sub-contractor survey, design and manufacture process.

5.8 Watt Institution Creativity Space

National Heritage Lottery Funding was secured through the 'Watt Voices' project to address internal alterations to an existing office space and formation of a creativity space. Works commenced on site 25 October 2021 and were completed at the end of February 2022.

5.9 Community Hub King George VI

The Council was originally awarded funding of £1.184m from The Scottish Government Regeneration Capital Grant Fund (RCGF) for the second phase relating to the refurbishment and conversion of the King George VI building in Port Glasgow into a community facility. An additional allocation of RCGF funding of £350K was also made to allow the carbon reduction proposals to be incorporated in the project scope. Tenders for the works were issued at the end of February and returned at the end of March 2022. Officers engaged with the Scottish Government at tender return stage and prior to the end of the financial year on the possibility of additional external funding to address the higher tender returns which are being experienced in the current market environment. The Council was able to secure a further additional allocation of RCGF funding of £200K to address the funding gap with the total RCGF funding award now £1.734m. The Committee is requested to note the use of powers delegated to the Chief Executive to issue an acceptance for the project subject to receipt of statutory approvals, which was recommended in order that the formal letter of acceptance can be issued without delay. This will commence the mobilisation period ahead of construction commencement and allow the main contractor to formally commit to and engage with the proposed supply chain partners. Listed Building Consent has been received with formal planning and building warrant approval imminent.

6.0 COMMUNITIES EXTERNAL PARTNER PROJECTS

6.1 Craigend Resource Centre

The recently completed facility provides the East End of Greenock with a new, modern space for residents of the area and wider community. Phase 2 of the work is now underway which involves the demolition of the old building and upgrade to surrounding area. The upgrade work includes the construction of new car park and toddlers play park with works projected to be completed in late summer 2022.

6.2 The Inverclyde Shed Meet, Make + Share

The Scottish Government Regeneration Capital Grant Fund (RCGF) funded project will transform a vacant light industrial unit in East Blackhall Street into a community workshop. The Committee is requested note that further engagement with Scottish Government at tender return stage has resulted in an additional allocation of RCGF funding for the project in the amount of £200K to address the higher tender returns which are being experienced in the current market environment. Work has now commenced on site and an update on progress will be provided to the next Committee.

6.3 Parklea Branching Out

Parklea Branching Out (PBO) was awarded £1.1m funding through the Regeneration Capital Grant Fund (RCGF) to deliver a project that seeks to develop a new central community activity hub which will become a focal point of the work of PBO and provide an increased variety of training and work experiences for clients. The PBO have now completed the first of stage of the process and have appointed a design team to progress the project through the required design, procurement and construction phases.

7.0 ASSET TRANSFER

7.1 An Asset Transfer Working Group was established in April and is chaired by the Head of Culture, Communities and Educational Resources. The group has representation from the Communities Service, Legal Services, Property Services and Community Planning. The purpose of the working group is to ensure a co-ordinated approach amongst the key services that are involved in asset transfers. The group will meet on a monthly basis and is working to implement the following actions:

- Establishing a single point of enquiry for applicants;
- The development of training for community groups;
- The development of a transparent assessment and scoring matrix;
- A review of the current format of leases; and
- Updating the Council's web pages on asset transfer to make them more accessible

7.2 An update on current asset transfer activity is provided below:

Caddlehill Community Green Space: Work has been ongoing with a constituted group seeking to secure community responsibility for the unused land at Caddlehill Street (formerly In-Work Enterprises Ltd) from Inverclyde Council on behalf of Caddlehill Street and the immediate surrounding area for use as a community garden. A report has been submitted to the June meeting of the Environment and Regeneration Committee recommending that Caddlehill Community Green Space is granted a lease.

Drumshantie Road: Officers from Community Learning and Development have been holding fortnightly meetings with office bearers from the Inverclyde Shed regarding the former Scout Hall building at Drumshantie Road, Gourack. The purpose of these meetings is to ensure ongoing communication in order to support the proposed asset transfer. A detailed condition survey of the existing building has been completed. Inverclyde Shed have procured and received a draft structural survey with the final report awaited. Scheduled

meetings have been put in place to support the group.

8.0 IMPLICATIONS

8.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

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

8.2 Legal

There are no known Legal implications contained within this report.

8.3 Human Resources

There are no known Human Resources implications contained within this report.

8.4 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

	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?

X

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

NO

8.5 Repopulation

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

9.0 CONSULTATIONS

9.1 None.

10.0 BACKGROUND PAPERS

10.1 None.