
Report To:	Education & Communities Committee	Date:	21 May 2024
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report No:	EDUCOM/26/24/HS
Contact Officer:	Hugh Scott, Service Manager	Contact No:	01475 715459
Subject:	Communities Capital Programme Progress and Asset Related Items		

1.0 PURPOSE AND SUMMARY

- 1.1 ☐ For Decision ☒ For Information/Noting
- 1.2 The purpose of this report is to consider performance reporting for the Communities part of the Education & Communities Committee and provide an update in respect of the status of the projects forming the Communities Capital Programme and Asset related items.
- 1.3 This report advises the Committee of the progress of the projects within the Communities Capital Programme and those external grants funded projects where the Council holds all or part of the grant funding for projects being progressed through partner organisations. The report also provides an update on other Council Community Asset related activity.
- 1.4 The Communities capital budget is £3.600m with total projected spend on budget. The Committee is projecting to spend £1.285m in 2023/24 after net slippage of £0.091m (6.61%) being reported. Appendix 1 details the capital programme.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Committee notes the current position and the progress on the specific projects of the 2024/28 Capital Programme.

Alan Puckrin
Chief Financial Officer

Ruth Binks
Corporate Director Education,
Communities and Organisational
Development

3.0 BACKGROUND AND CONTEXT

- 3.1 This report shows the current position of the approved Communities Capital programme reflecting the allocation of resources approved by Inverclyde Council on 29th February 2024.
- 3.2 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.

2023/26 Current Capital Position

- 3.3 The Communities capital budget is £3.600m. The budget for 2023/24 is £1.376m, with spend to date of £1.285m equating to 93.39% of the approved budget (100.00% of the revised projection). The current projection is £3.600m which means total projected spend is on budget.
- 3.4 The Committee is projecting to spend £1.285m in 2023/24 with £0.200m (6.61%) slippage being reported in connection with the prolongation of the Community Hub King George VI project. Appendix 1 details the capital programme.

Communities Capital Projects

- 3.5 **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. As previously reported, the lifecycle management of the leisure pitches over the next five years will predominantly involve periodic surface rejuvenation and regular review of the carpet condition against lifecycle plan anticipated life. Following the report to the January Committee on the Broomhill pitch and the increased use as part of the Leisure pitch estate, the replacement of the pitch carpet will be considered as part of a planned review of the overall artificial pitches asset management plan.

The Committee is requested to note that a project to upgrade artificial pitch floodlighting to LED is being taken forward and reported as part of the Environment & Regeneration Committee capital programme linked to energy conservation and Net Zero. Funding support has been secured from the Scottish Football Association (SFA) of up to £200k on a match funding basis addressing 6 leisure/community facilities and 4 school facilities. Match funding is being made available from a combination of Core Property allocation (leisure sites) and Education Lifecycle funding (school sites). Tenders have now been returned and are being evaluated.

- 3.6 **Community Hub King George VI:** The project is being funded through the Scottish Government Regeneration Capital Grant Fund (RCGF) with the objective of sympathetically restoring an important heritage building for community use, including introduction of a series of low carbon energy saving design solutions which will help shape and inform future design direction and contribution to the Council's net-zero objectives. The project has experienced a number of delays to date all of which have been reported through the regular capital programme progress reports to this Committee. Insulation and airtightness membrane to underside of roof is now complete. Internal partitions are underway in advance of the first airtightness test being carried out. Window installation 90% complete with final air tightness sealing of windows and external door openings ongoing. Three air tightness tests are planned through the contract with the first programmed for 13th May. As advised to the March Committee, the assessment of progress against remaining works indicates that works will extend beyond the current extended date of May 2024. Officers from Technical Services are currently engaging with the main contractor on a programme to completion. The progress on site is being monitored closely with the overall cost position subject to completion on site and update report to a future Committee.

Communities External Partner Projects

- 3.7 **Bank Street Community Hub (32nd Scouts):** Inverclyde Council, in collaboration with a community organisation, submitted a Stage 1 application for the Scottish Government's Regeneration Capital Grant Fund (RCGF) in June 2023. The application was successful and progressed to Stage 2. However, due to a reduction in the RCGF budget from £62.5 million to £45.8 million for the 2024/25 fiscal year, the Scottish Government undertook an assessment of the impact on various programs, including Stage 2 applications for RCGF. The Scottish Government has confirmed that there will be no funding allocated to support any RCGF projects in the 2024/25 fiscal year. The community organisation has been informed of this decision.
- 3.8 **Parklea Branching Out:** Parklea Branching Out (PBO) received £1.3 million from the Regeneration Capital Grant Fund (RCGF) and an additional £202,000 from Inverclyde Council to develop a new central community activity hub. This hub will act as a focal point for PBO's work and offer a wider range of training and work experiences for clients. Unfortunately, unforeseen circumstances have caused a project budget shortfall of 4%. These challenges included issues with public utilities, delays in obtaining wayleave permission from the National Trust for Scotland (NTS), unfavourable weather conditions, and difficulties acquiring materials. The combined impact resulted in increased costs for contractors, subcontractors, and consultants. Construction material prices have also risen.

The project itself is now complete, and the site has been returned to PBO. However, some minor repairs and defects remain outstanding. PBO is hoping to open the new site in August 2024 which will allow them to complete other works across the entire site. The outturn cost of the project is still being finalised, and as noted above there is a current shortfall of 4%. Officers are working closely with PBO to address this shortfall. A formal report outlining the challenges and proposed resolution will be submitted to a future meeting of this Committee.

Community Asset Items

- 3.9 **Hillend Bowling Club:** The club has made the difficult decision to relinquish control of the overall site through a formal handover process. This comes after a sustained decline in membership, which has unfortunately resulted in a financial burden associated with maintaining the facility. Officers acknowledge the significant commitment and hard work invested by the committee over the years.

Update on Asset Transfer Working Group

- 3.10 The table below provides a list of current assets transfer applications which are being progressed through the work of the Asset Transfer Working Group. A separate update report on Asset Transfers was submitted to the March Committee:

Name of Asset	Asset Type – Land/Land and Building	Application Type Informal / Formal	Tenure Lease / Management Agreement / Ownership
Gourock Park Walled Garden	Land	Formal	Proposed Lease
Wellington Allotments	Land	Informal	Proposed Lease
KGV Bowling Club	Bowling pavilion and greens	Informal	Proposed Lease
Coppermine (Scouts)	Formal Assets Transfer	Formal	Ownership / Lease

4.0 PROPOSALS

- 4.1 The Committee are asked to note the progress on projects including the updates from the Asset Transfer Working Group and note that relevant reports will be brought back for Committee consideration as and when required.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

5.2 Finance

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					

5.3 Legal/Risk

There are no known Legal implications contained within this report.

5.4 Human Resources

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

5.5 Strategic

None.

6.0 CONSULTATION

- 6.1 This report has been prepared following consultation with the Head of Physical Assets and Finance Services.

7.0 BACKGROUND PAPERS

7.1 None.

COMMUNITIES CAPITAL REPORT

Appendix 1

COMMITTEE: EDUCATION & COMMUNITIES

	1	2	3	4	5	6	7	8
<u>Project Name</u>	<u>Est Total Cost</u>	<u>Actual to 31/3/23</u>	<u>Approved Budget 2023/24</u>	<u>Revised Est 2023/24</u>	<u>Actual to 31/03/24</u>	<u>Est 2024/25</u>	<u>Est 2025/26</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>	
Communities								
Leisure Pitches AMP - Lifecycle Fund	1,216	594	21	61	61	10	300	251
WLC - Moveable Pool Floor	400	60	280	340	340	0	0	0
PG New Community Hub (King George VI Building)	1,734	449	1075	884	884	344	57	0
Parklea Branching Out	250	0	0	0	0	50	200	0
TOTAL	3,600	1,103	1,376	1,285	1,285	404	557	251