
Report To:	Education & Communities Committee	Date:	18 March 2025
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report No:	EDUCOM/25/25/HS
Contact Officer:	Hugh Scott Service Manager Inclusive Communities	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 £3.587m with total projected spend on budget. The Committee is projecting to spend £1.448m in 2024/25 with advancement of £0.544m (60.18%) 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 £3.587m. The budget for 2024/25 is £0.904m, with spend to date of £0.940m equating to 103.98% of the approved budget (64.92% of the revised projection). The current projection is £3.587m which means total projected spend is on budget.
- 3.4 The Committee is projecting to spend £1.448m in 2024/25 with £0.544m (60.18%) advancement in connection with the increased allocations for the Parklea Branching Out and King George VI Community Hub projects as previously reported. 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 which is scheduled for review linked to the refresh of the various strands of the Corporate Asset Management Strategy. The lifecycle management of the leisure pitches over the 2024/28 period will predominantly involve periodic surface rejuvenation and regular review of the carpet condition against lifecycle plan anticipated life. Following the report to the January 2024 Committee on the Broomhill pitch and the increased use as part of the Leisure pitch estate, the replacement of the pitch carpet is being programmed for progression in 2025/26.

The project to upgrade artificial pitch floodlighting to LED being taken forward and reported as part of the Environment & Regeneration Committee capital programme linked to energy conservation and Net Zero is nearing completion. Funding support is being provided by 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). Works are substantially complete with final site at Ravenscraig Stadium partially complete awaiting delivery of final fittings which have been delayed due to supply issues.

- 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 in alignment with the Council's net-zero strategy and associated action plan. Additional funding has been required as previously reported with the final account negotiations ongoing with the main contractor. The main contract works have been certified complete with the Client Service in the process of co-ordinating the loose furniture and equipment required for the facility. It is anticipated that the facility will formally open in April 2025.

3.7 **Boglestone Community Centre – Childcare Early Adopter Project:** The Scottish Government has awarded a grant of up to £0.5 million to support the development of a community-based childcare centre that will benefit most vulnerable families. This initiative is part of the broader Early Adopter Project, which will run from November 2024 to March 2026. The scope of work within the Centre has been developed and agreed in conjunction with Property Services and the Client Service. Work is progressing as summarised below:

- Internal 1st fix plumbing and electrical works completed;
- Joiner works ongoing - cupboards, stairs, floors and partitions (sheeted with taping and filling ongoing) with doors to be fitted imminently;
- Internal brick wall sheeting works ongoing to improve insulation to external walls;
- External drainage and gas pipe trench works completed including backfill;
- New window slappings in process of being cut through concrete internal walls with steelwork to commence thereafter;
- Remedial wall tie installation due to follow on from window openings;
- External cladding due to commence early March;
- 2nd fix plumbing and electrical works to commence imminently;
- Retained squash court flooring refurbishment and décor refresh commencing early March.

Internal works targeted for completion by end of March with external works subject to suitable weather conditions.

Communities External Partner Projects

3.8 **Bank Street Community Hall:** Inverclyde Council, in partnership with the Bank Street Community Hub (32nd Scouts), successfully submitted a Stage 2 application to the Scottish Government's Regeneration Capital Grant Fund (RCGF) in January 2025. This will be reviewed and if successful we will be notified before the end of March 2025, a further report will be presented to a future committee.

Update on Asset Transfer Working Group

3.9 Appendix 2 provides a list of current assets transfer applications which are being progressed through the work of the Asset Transfer Working Group.

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

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.

As previously reported, the Scottish Government funding support for the Boglestone Childcare Early Adopter project involves internal alterations to the building and some external works which will require to be progressed over the winter period. Property Services will endeavour to complete the full scope of works to maximise the available funding which is time limited and must be expended by the end of March 2025. The Core Property allocation within Environment & Regeneration may be required to address any works that are not able to be completed with funding drawn down in the current financial year.

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.

COMMITTEE: EDUCATION & COMMUNITIES

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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 24 Committee:

Name of Asset	Asset Type – Land/Land and Building	Application Type Informal / Formal	Tenure Lease / Management Agreement / Ownership	Status
Wellington Allotments	Land	Informal	Proposed Lease	On hold until the group become a SCIO. Feedback from the group is that they have made changes to their constitution which should be ready late February early March
KGV Bowling Club	Bowling pavilion and greens	Informal	Proposed Lease	Discussions have taken place with both parties in relation to putting a formal lease in place. A meeting with the both groups is being arranged for the week beginning the 24 th February 2025
Larkfield Waste ground (Banff Rd / Fife Drive) Larkfield Guerilla Gardens	Land	Informal- ongoing support is being provided by CLD in relation to governance.	Proposed Lease	Issued licence to occupy 19/11/24 and has now been signed and returned, due to the time of year the group will meet in March with a view of taking the project forward.
Guides at Kilmacolm	Land	Informal	Proposed Long Term lease	Expression of interest form received, group to work on their business plan and agree on governance structure. Awaiting feedback from the guides in relation to direction of travel. For a full asset transfer to take place a SCIO will need to be in place.
Broomhill Way shop unit/ Broomhill Beats	Shop/property	Informal – initial conversations are taking place.	Proposed Lease	Expression of interest form received 5/12/24. Officers met with the group on the 24 th January 2025 to discuss option. The group is newly formed and they are keen at some stage to have a venue of their own. Currently waiting on available dates from the group to meet with property services in relation to a commercial property.

Inverclyde Veterans Network	Building	Informal – initial conversations are taking place.	Proposed Lease	A newly formed network to support Inverclyde Veterans, ongoing support is being provided in relation to the group's development.
Coppermine Community Hub	Building	Asset Transfer	Full Asset Transfer	All relevant paperwork has been submitted from the Group. Officers are working through the relevant documentation.