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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b>	<b>20 May 2025</b>
<b>Report By:</b>	<b>Corporate Director Education, Communities &amp; Organisational Development and Interim Chief Financial Officer</b>	<b>Report No:</b>	<b>EDUCOM/41/25/HS</b>
<b>Contact Officer:</b>	<b>Hugh Scott Service Manager Inclusive Communities</b>	<b>Contact No:</b>	<b>01475 715459</b>
<b>Subject:</b>	<b>Communities Capital Programme Progress and Asset Related Items</b>		

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## 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 £1.457m in 2024/25 with advancement of £0.553m (61.17%) 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.

**Angela Edmiston**  
Interim 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 6 March 2025.
- 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.

#### **2024/28 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 £1.443m equating to 159.62% of the approved budget (99.04% 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 £1.457m in 2024/25 with £0.553m (61.17%) 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 summer 2025.

The project to upgrade artificial pitch floodlighting to LED across the school and leisure estate was substantially completed by the end of March 2025.

##### **3.6 Community Hub King George VI:**

The project has been funded predominantly 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 was allocated as previously reported with the final account negotiations ongoing with the main contractor. Snagging and minor works including the installation of loose furniture and equipment are nearing completion. An official opening ceremony of the Port Glasgow Community Hub by Provost Drew McKenzie and supported by the Minister for Employment and Investment Tom Arthur is scheduled for the 6<sup>th</sup> May 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. The main contract work was substantially completed prior to the end of March with the full £500K Scottish Government allocation expended. Additional works funded from the Environment & Regeneration Core Property Capital allocation are being taken forward to address boiler and main plant room upgrades with the balance of external works anticipated to be completed by mid-May.

### Communities External Partner Projects

### 3.8 Bank Street Community Hall:

Inverclyde Council, collaborating with the Bank Street Community Hub (32nd Scouts), achieved success with their Stage 2 application to the Scottish Government's Regeneration Capital Grant Fund (RCGF) in January 2025. We have now received confirmation of full funding approval from the Scottish Government RCGF Board. Council officers are currently working closely with the Bank Street Committee to develop robust plans and legal agreements to meet the offer's timelines. Officers will present relevant information to the committee in the future

### 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.

## 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 &amp; 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:

<b>Name of Asset</b>	<b>Asset Type – Land/Land and Building</b>	<b>Application Type Informal / Formal</b>	<b>Tenure Lease / Management Agreement / Ownership</b>	<b>Status</b>
Wellington Allotments	Land	Informal	Proposed Lease	The group's progress is currently on hold until they achieve SCIO status. They have amended their constitution to meet the necessary requirements, but they are also collaborating with Council officers to address outstanding maintenance issues related to the asset.
KGV Bowling Club	Bowling pavilion and greens	Informal	Proposed Lease	Both parties have engaged in discussions regarding the establishment of a formal lease. The group has agreed to proceed with the lease; however, a range of maintenance issues, both internal and external, must be resolved before the process can move forward. In the meantime, Council officers will offer support in securing funding to address these concerns.
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	The licence to occupy was issued on 19/11/24 and has now been signed and returned. The group is currently working to rebuild its membership following the seasonal break to assess the feasibility of committing to a long-term lease. In the meantime, Council officers will provide support in the group's development and community engagement efforts.
Guides at Kilmacolm	Land	Informal	Proposed Long Term lease/asset transfer	The expression of interest form has been received, and the group is now focusing on developing their business plan and finalising their governance structure. Feedback from the guides is awaited to determine the next steps. For a full asset transfer will require the establishment of a SCIO, and the group is still working on achieving clarity regarding their governance arrangements.

Broomhill Way shop unit/ Broomhill Beats	Shop/property	Informal – initial conversations are taking place.	Proposed Lease	The expression of interest form was received on 5/12/24, and officers met with the group on 24th January 2025 to explore available options. However, the group has not responded to follow-up communications from Council officers regarding next steps. As a result, the matter is currently on hold.
Inverclyde Veterans Network	Building	Informal – initial conversations are taking place.	Proposed Lease	The newly established Veterans group has submitted an expression of interest in securing a suitable venue for a veterans hub. On April 3rd, Council officers met with the group and scheduled a follow-up meeting on April 10th to visit an asset on 14A King Street, Port Glasgow. While the group is eager to take out a long-term lease for the premises, the possibility of a temporary licence to occupy will be explored to facilitate quicker access to the asset as an interim arrangement
Coppermine Community Hub	Building	Asset Transfer	Full Asset Transfer	The group has submitted all necessary paperwork, which has been reviewed by officers. Following a meeting between Council officers and representatives of the group, it was agreed that an informal asset transfer would proceed, enabling the group to take ownership of the asset. This process will be conducted rigorously, with future papers being submitted to CMT and the relevant committees.
Upper Larkfield Tenants Hall (Larkfield Housing Association)	Building	Asset Transfer	Long term Lease or Full Asset Transfer	On 25/4/25, Council officers met with LHA for initial discussions regarding the Upper Larkfield Tenants Hall. The conversation was positive, with officers offering guidance on the available options for ownership or lease. They also provided advice on the necessary governance arrangements to ensure the asset falls under the framework of community ownership

West Glen Rd, Kilmacolm Kilmacolm Eco Group	Land	Licence to occupy	Licence to occupy	Progress is being made to formalise the licence to occupy, allowing the Kilmacolm Eco Group to use and access the land on West Glen, Kilmacolm Road. The licence is expected to be in place by the end of May 2025.
Wellington Park Bowling Cub	Land	Lease	Long term Lease	The bowling club has agreed to enter into a formal lease, with the expectation that it will be finalized by the end of the year. In the meantime, Council officers will provide support to help the club access funding opportunities.
Riverside Club ( formally old mans club)	Land	Lease	Long term lease/purchase	Council officers have been working with the group to facilitate the transition to a formal lease or ownership of the land on which the building stands. However, due to the absence of ownership records, the group is currently unable to secure external capital funding.