
Report To:	Environment & Regeneration Committee	Date:	28 August 2025
Report By:	Interim Director Environment and Interim Chief Financial Officer	Report No:	ENV041/25/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712764
Subject:	Environment & Regeneration Capital Programme 2025/28 - Progress		

1.0 PURPOSE AND SUMMARY

- 1.1 ☒ For Decision ☐ For Information/Noting
- 1.2 The purpose of the report is to update the Committee in respect of the status of the projects within the 2025/28 Environment & Regeneration Capital Programme.
- 1.3 This report advises the Committee in respect of the progress of the projects within the Environment & Regeneration Capital Programme incorporating Roads and Environmental Services, Regeneration and Planning, Property and City Deal.
- 1.4 The Environment & Regeneration capital budget is £44.886m with total projected spend on budget. The Committee is projecting to spend £14.410m after net advancement of £0.340m (2.42%) being reported. No slippage is currently being reported against the externally funded capital projects. Appendices 1-3 detail 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 2025/28 Capital Programme and externally funded projects as outlined in the report and appendices;
 - notes the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from Core Property budget;
 - approves the allocation of £7,570 to address the West Stewart Street Underpass project from the current unallocated balance of the Greenock Town and Village Centre funds.

Angela Edmiston
Interim Chief Financial Officer

Eddie Montgomery
Interim Director - Environment

3.0 BACKGROUND AND CONTEXT

- 3.1 This report shows the current position of the approved Environment & Regeneration Capital programme reflecting the allocation of resources approved by Inverclyde Council on 6th March 2025.

2024/25 Current Capital Position

- 3.2 The Environment & Regeneration capital budget is £44.886m. The budget for 2025/26 is £14.070m, with spend to date of £1.182m equating to 8.40% of the approved budget (8.20% of the revised projection). The current projection is £44.886m which means total projected spend is on budget.
- 3.3 The Committee is projecting to spend £14.410m in 2025/26 with net advancement of £0.340m (2.42%) being reported. Appendices 1-3 detail the capital programme.
- 3.4 Externally funded projects are not included in the above Committee figures, the City Deal budget is £14.936m with the Central Greenock budget £22.597m. The budget for 2025/26 is £18.400m and the current projection is £18.400m with no slippage being reported at this stage. Appendix 3 shows the financial position of the externally funded projects programme.

Regeneration and Planning – Core Regeneration

- 3.5 Town & Village Centres: The Greenock Town Centre Regeneration Forum (GTCRF) at its meeting of 21st May 2025 unanimously agreed to the allocation of £7,570 of available funding to address the reinstatement of the fire damaged West Stewart Street underpass. The works will include replacement of damaged roof supports, perforated sheets and graphic panels (like for like). The Committee is requested to approve the allocation of funding which can be contained within the current unallocated balance of the Greenock Town and Village Centre funds.
- 3.6 Comet Replica Replacement: A Contractor was appointed in early July with pre-start meeting held. Officers are currently working with the Contractor on the programme and communications strategy for the project.
- 3.7 Place Based Funding:

The projects for 2024/25 are progressing as follows:

Customhouse Quay Square: Works to address improvements to the surface finishes and ironwork within the square are currently being programmed for completion by the end of September.

Parklea Link: A new, extensive whin dust path network has been completed at the Parklea playing fields.

The projects for 2025/26 are progressing as follows:

Greenock Central: Following approvals at the May 2025 Committee the 2025/26 Place Based Funding allocation has been set against the project. Progress updates are covered under Externally Funded project updates below.

Regeneration and Planning – Public Protection

3.8 Clune Park Regeneration:

Dangerous building notices:

- Notices were initially served on 138 properties across 15 tenement blocks of flats in the Clune Park estate on 16th July 2024.
- In addition to the dangerous building notices served on the flats, notices remained extant for the Former Clune Park Church and Primary School.
- A further two tranches of dangerous building notices were served as follows: i) 149 notices were served on 20th August 24 and ii) 33 notices were served on 2nd September 2024.
- On 26th June 25, the Council issued a further 102 Dangerous Building Notices as part of the third and final phase of the investigative enforcement exercise. The Council has been informed that two appeals have been lodged against this enforcement action at Greenock Sheriff Court.

It should also be noted that the investigative surveys identified one building which was not deemed to be dangerous. This building is partially occupied, and the Council will be writing to those owners/occupiers following the outcomes of appeals against enforcement action on the third phase of Dangerous Buildings Notices.

Demolition contract progress:

- The contract for phase 1 is progressing on site, as at early August the former church, school and resource centre, and ten tenement buildings consisting of 84 flats, had been fully demolished. The contractor is currently on programme to complete by October 2025.
- The appointment of a contractor for phase 2 is imminent with service disconnections currently on-going including electrical sub-station works. It is anticipated that the second phase will commence on site shortly after completion of phase 1.

The Clune Park estate remains under supervision with CCTV, community warden patrols and security fencing erected to deter entry by members of the public.

Environmental Services

- 3.9 Vehicle Replacement Programme (VRP): Currently £350k of assets have been delivered with circa £1.346m of assets ordered and scheduled to be delivered within 2025/26. Of the £1.696m of assets ordered or delivered, £51k will be reallocated to Net Zero – Fleet Decarbonisation budget as noted elsewhere within this report. Subject to order and delivery periods for some larger vehicles (gritters / transport) the VRP spend in 2025/26 could outturn at circa £2.145m with acceleration from the 2026/27 allocation.
- 3.10 Play Area Strategy: The approved play area spend for 2025/26 comprises of a new destination style play area at Parklea (£224k), replacement of outdoor gym equipment at Battery Park (£40k), and resurfacing and new equipment at Burns Square (£50k). Works are due to start at Battery Park with tenders in progress for the Parklea and Burns Square projects.
- 3.11 Nature Restoration Fund (NRF): Following the reinstatement of NRF funding for 2025/26 officers are engaging with the Council's NRF delivery partner (Green Action Trust) to progress the priority projects identified (Cornalees Nature Trail Improvements / Wemyss Bay Woods Survey & Path Upgrades / Coves Reservoir Invasive Species Control / Auchmountain Glen Nature Trail Improvements / Kelburn Park Arboretum Study & Tree Works).

- 3.12 Parks, Cemeteries and Open Spaces Asset Management Programme: Crematorium Nitrous Oxide (Nox) equipment is partially installed with Mercury abatement equipment fully installed and operational. Open space and parks maintenance works including path and rails improvement will be progressed in the current financial year.
- 3.13 Former St Ninian's School Site: Works commenced on site in April 2025 with major landscaping and grass/wildflower sowing now complete.

Property – Core Property Assets

- 3.14 Core Property Provision Prioritisation: The Environment & Regeneration capital programme includes allocations for lifecycle and elemental replacement works across core operational properties in the form of the Core Property allocation. Projects are brought forward throughout the financial year as part of the on-going review and prioritisation based on property condition surveys. The most recent 5 yearly external condition surveys were undertaken via Aecom between October and December 2019 with an annual review carried out by Property Services to provide an overall asset condition rating which is reported as part of a range of Statutory Performance Indicators. The next full external survey exercise is now due and a funding allocation from the capital programme contingency was approved by the June 2024 Policy & Resources Committee. Officers have progressed the procurement of the necessary consultants with tenders returned and acceptance subject to approval of additional funding which is being requested via a report to the August 2025 Policy & Resources Committee.
- 3.15 Greenock Municipal Buildings - Greenock Town Hall Re-roofing: The storm damaged elements (as they relate to the Town hall Roof replacement) have been completed. The scaffold within the Fire Museum remains until the rooflight over the Town Hall ladies WC is replaced.
- 3.16 Waterfront Leisure Complex Chiller Replacement: The temporary chiller plant will be relocated to the south elevation requiring temporary access through the external wall to be formed. This work has been instructed and will be co-ordinated to tie in with a planned full ice sheet replacement as required before the curling season.
- 3.17 Watt Institute Lift Installation: The main contractor has sourced a supplier of a suitable lift which will require slight amendments to both structural and architectural detail drawings. As part of the statutory approval process it has also been necessary to consider the addition of a refuge area with the proposals being amended to incorporate this additional work. Subject to the final drawing approval process it is hoped to be in a position to commence works in early 4th Quarter 2025.
- 3.18 New Ways of Working: An initial capital allocation was made available to progress alterations associated with the Delivering Differently change programme and the development and implementation of new modern ways of working within the Council. A further earmarked reserve was also available to continue this work stream with both allocations now expended. The most recent work has involved alterations to the 2nd floor Finance wing which were completed to facilitate the relocation of Finance Services teams from the Banking Hall at the end of June. The remaining HSCP teams from the Hector McNeil House building were relocated to the Banking Hall in early July.
- 3.19 Craigmuschat Quarry Recycling Centre: The works to address welfare unit improvements are nearing completion. Scottish Water connections are complete including fire hydrant with final commissioning imminent. Final Building Standards approvals are expected imminently to allow the final remaining drainage works to be completed.

- 3.20 Greenock Municipal Buildings Dalrymple Tower Fabric Works: A main contractor has now been appointed with pre-start meeting held at the end of July. The contract period is circa 16 weeks with anticipated start in early September to facilitate an extended lead in period for the necessary approval of the temporary works associated with health and safety and working at height.
- 3.21 Pottery Street Depot Salt Barn: A main contractor has been appointed and is liaising with their concrete specialists on survey and confirmation of the condition of the existing concrete base structure. The replacement timber dome drawings are being finalised for manufacture with a 6 week “on site” construction period with completion estimated mid to late November 2025.
- 3.22 Pottery Street Waste Transfer Facility: Following the fire at the facility in May, Officers have been progressing the necessary surveys and specialist materials testing to assess the extent of the fire damage. A scope of works has now been identified including specialist cleaning, cladding replacement, steelwork coating and rewiring. Works are currently being programmed in consultation with the Service to minimise disruption during the reinstatement works.

Property – Net Zero Action Plan

- 3.23 Energy Use in Buildings – Solar Photovoltaic Installations: Design work has been progressed across 6 properties (4 primary schools, one leisure asset and one depot building) based on previously completed feasibility studies. The progression will be subject to further structural engineering support and determining the most cost-effective procurement strategy which will also be informed by overall budget availability.
- 3.24 Energy Use in Buildings – Low Emission Heating Installations: Design work has been progressed across 3 properties (1 education asset, one leisure asset and one office building) based on previously completed feasibility studies. Progression will consider the most cost-effective procurement strategy informed by overall budget availability.
- 3.25 Transport – Fleet Decarbonisation: The June 2023 Committee approved the replacement of the light commercial vehicles with ULEV and this workstream commenced in 2023/24 with eighteen vehicles delivered over the last two financial years. A further £51K of vehicles is projected to be progressed in 2025/26.
- 3.26 Offsetting – Peatland Restoration: Funding support was secured from the Peatland Action Fund for restoration of over 800ha of peatland at Hardridge Farm (Duchal Moor) and for restoration of 154ha of peatland at Dowries Farm. As previously reported, the works at Dowries were completed between January and March 2024 with the first phase of the Hardridge (Duchal Moor) project also completed in the same timescale. Phase two of the Hardridge (Duchal Moor) project was completed between October 2024 and March 2025. The final phase (three) of the project is anticipated to commence in 4th Quarter 2025 and complete by the end of March 26.

Roads Service – Core Programme

- 3.27 Active Travel (formerly CWSR):

The projects for 2025/26 are progressing as follows:

- Greenock Central Project – Diversion Route Works. Detailed design of traffic measures are progressing prior to onsite installation.
- A78 Junction Improvements – Installation of additional footways to support sustainable travel is ongoing.
- Dropped Kerbs – A list of proposed crossing points is being prepared for construction later in the financial year.

- Minor Safety Measures Around Schools – A list of improvements is being prepared for construction later in the financial year.
- Cycle Storage & Parking – A proposed location list is being finalised for installation later in the financial year.

3.28 Sustrans:

The funding for 2025/26 has not yet been confirmed, however the initial funding bids have been through the first phase of governance within Sustrans for the following projects:

- Tarbet Street, Gourrock – cycle route and improved crossing point.
- Kingston Dock – Improved route for A8 at Kingston Dock to join the route at the roundabout.
- Cove Rd - Improvements to the cycle route.
- Battery Park to Laird St. – Design improvements to make the temporary route permanent and in line with Cycling by Design standards.
- Devol Glen - Design to improve the gradient of the route as it traverses the glen.

Officers will continue to engage to establish funding support possibilities for 2025/26.

3.29 Active Travel Infrastructure Fund: No announcement to date on the funding for 2025/26.

3.30 SPT: Confirmation of £327k funding support has now been received for numerous projects including bus stops at Inverkip as part of the ongoing infrastructure project.

3.31 Road Safety Improvement Fund: No announcement to date on the funding for 2025/26.

3.32 Kirn Drive: Officers are progressing with the scheme to implement a one-way system under an Experimental Traffic Regulation Order (ETRO) prior to consideration of a formal Traffic Regulation Order (TRO). Public consultation will take place to consider additional traffic measures including speed bumps in relation to the project.

3.33 Dunrod Road: Additional site investigation works which commenced in June have now been completed with the contractor preparing a full report on ground conditions which will assist Inverclyde Council and external consultants to consider ongoing design of the project.

3.34 Flooding: Survey and investigation works have been completed to address flooding at Westmoreland Road in Greenock. A scheme design has been prepared to allow the appointment of a contractor for the proposed works.

Roads Service – Roads Asset Management Plan (RAMP)

3.35 Carriageways: Nine of twelve carriageway resurfacing schemes are now complete. Five Large patching schemes are also complete.

3.36 Footways: Two of twelve footway resurfacing schemes are complete.

3.37 Structures: Principal inspections are on-going prior to a planned programme of repairs.

3.38 Street Lighting: Preparing scheme to replace older transmission columns/overheads; some LED lanterns require replacement due to defects.

Externally Funded

- 3.39 Inverkip: The works will create a new access to the former power station site and will install two signalised junctions at Harbourside and Main Street Inverkip. The junction improvement works started on site in March 2025 and are progressing well.

Brueacre - West verge works are complete and inclusive of drainage, earthworks, kerbing and carriageway surfacing works to binder level, traffic signal ducting and footway works have also commenced. Scottish Power have diverted their High Voltage (HV) cable and along with installing Low Voltage (LV) cables. Works to construct the junction arrangement are ongoing.

Harbourside - Road widening and drainage works on this section are now complete with the contractor preparing for the installation of the Vehicle Restraint System (VRS), footway works, and tactile slabbing are ongoing.

The next phase of the project requires the junction of Main Street (east) with the A78 to be closed for a period of two weeks. The closure will be in place from 4th August to 18th August 2025. The works at this location have been programmed during the summer holidays to minimise disruption. Works will involve installing traffic signal infrastructure, traffic islands and drainage across the junction.

During the closure the 6 bus stops along Main Street, Inverkip will be closed. Two temporary bus stops will be installed on the A78. In addition to regular bus services for Inverkip this will now include the 901 and 906 bus service for the duration of the closure. For east bound passengers the temporary bus stop will be adjacent to the Harbourside junction with access being via the footbridge over the A78. The west bound temporary bus stop will be located at the west junction of Main Street on the A78. Temporary bus stops will be in use from Tuesday 5th August 2025.

The rearrangement of traffic management will involve narrow lanes being changed from eastbound to westbound on the A78. During the closure all access and egress onto the A78 will be via Main Street junction (west). To facilitate this there will be some parking restrictions required along Main Street to improve the flow of traffic.

Information has been communicated to residents and business. The dedicated webpage continues to provide key information and updates about the project and is available at: www.inverclyde.gov.uk/inverkipA78

- 3.40 Inchgreen: The Joint Venture Board continues to meet on a regular basis. The City Deal works are complete and enquiries regarding the end of use of the site continue to be progressed.
- 3.41 Greenock Central: Following project approvals at May Committee, work has continued to: progress legal agreements required, progress the diversion route design, demolition plans and road design. Work has also progressed on a website which will hold relevant information e.g. timescales and artists impressions of the finished design of the public spaces. Diversion route information will be shared when appropriate. Engagement has taken place with emergency services and will continue throughout the project. Further communication events will take place in the late summer/autumn on the lead up to the commencement of the work.
- 3.42 Greenock Towns Fund: UK Government has published its updated prospectus and guidance for the 'Plan for Neighbourhoods' programme, with submission of a Regeneration Plan and outline Investment Plan due by 28 November 2025. The Greenock Town Board has reconvened and met in June to confirm priorities and agree next steps to advance development of Plans, including through stakeholder engagement and the preparation of project business cases and officers are progressing this accordingly.

- 3.43 Enabling Commercial Space: The project has commenced following approval in May. Project Shortlisting Frameworks have been submitted to the Glasgow City Region PMO and a workshop has been held with key officers across the Council to explore site options, funding and project timescales.

4.0 PROPOSALS

- 4.1 The Committee are asked to note the progress on projects 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

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

The capital programme consists of multiple construction and other projects with inherent risks e.g. financial, safety, operational, environmental, legal and regulatory, and design risks with risk mitigation considered as part of individual project delivery.

5.4 Human Resources

N/A.

5.5 Strategic

N/A.

6.0 CONSULTATION

6.1 This report has been prepared following consultation with the Interim Director - Regeneration and Finance Services.

7.0 BACKGROUND PAPERS

7.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/25</u>	<u>Approved Budget 2025/26</u>	<u>Revised Est 2025/26</u>	<u>Actual to 31/07/25</u>	<u>Est 2026/27</u>	<u>Est 2027/28</u>	<u>Future Years</u>
	£000	£000	£000	£000	£000	£000	£000	£000
Environmental, Regeneration & Planning								
Core Regeneration:								
Port Glasgow Town Centre Regeneration	1,960	1,438	222	222	5	300	0	0
Central Gourock	150	130	20	20		0	0	0
T&VC - Other	1,134		107	107	5	1,027	0	0
T&VC - Complete on site	39	-	39	39		0	0	0
Comet Replacement	541	18	323	323		200	0	0
Place Based Funding	633		633	633	71	0	0	0
Greenock Central Levelling Up	1,604		600	600		1,004		
Core Regeneration Total	6,061	1,586	1,944	1,944	81	2,531	0	0
Public Protection:								
Scheme of Assistance	2,351		689	689	199	856	806	0
Clune Park Regeneration	2,000	1,631	303	369	369	0	0	0
Public Protection Total	4,351	1,631	992	1,058	568	856	806	0
Regeneration Services Total	10,412	3,217	2,936	3,002	649	3,387	806	0
Environmental Services								
Zero Waste Fund	272		182	182	8	45	45	0
Vehicles Replacement Programme	4,420		1,362	1,362	8	1,529	1,529	0
Play Area Strategy	272		272	272	76	0	0	0
Nature Restoration Fund	521		221	221		150	150	0
Park, Cemeteries & Open Spaces AMP	494		94	94	19	200	200	0
Former St Ninians School Site	195	79	116	116		0	0	0
Environmental Services Total	6,174	79	2,247	2,247	111	1,924	1,924	0
Environmental, Regeneration & Planning Total	16,586	3,296	5,183	5,249	760	5,311	2,730	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/25	Approved Budget 2025/26	Revised Est. 2025/26	Actual to 31/07/25	Est 2026/27	Est 2027/28	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Physical Assets								
Core Property Assets:								
General Provision	4,865		0	0		2,465	2,400	0
Feasibility Studies	270	248	1	1	5	21	0	0
Waterfront Leisure Centre - Chiller Replacement	1,950		1,230	1,230	12	720	0	0
Sea Walls/Retaining Walls	100	72	28	28		0	0	0
Coastal Change Adaptions	429	-	60	60		294	75	0
Watt Institute - Lift Installation	252	50	186	186		16	0	0
Depot Demolitions - Balance	56	-	50	50		6	0	0
Gourock Civic Amenity Provision	407	233	20	20	6	154	0	0
Estate Condition Surveys	200	4	196	196		0	0	0
Greenock Muncipal Buildings - Dalrymple Tower Fabric Works	475	-	400	400		75	0	0
Pottery Street - Salt Barn Dome Replacement	375		350	350		25	0	0
Net Zero	1,644		469	469	64	1,175	0	0
Vehicle Replacement Programme - Ultra Low Emission Vehicles	149		49	51		98	0	0
Climate Emergency	487	-	487	487		0	0	0
Minor Works	705	-	500	500	93	205	0	0
Statutory Duty Works	360	-	300	300	11	60	0	0
Capital Works on Former Tied Houses	600	276	0	0	6	199	0	125
Complete on Site Allocation	929		187	187	3	742	0	0
Core Property Assets Total	14,253	883	4,513	4,515	200	6,255	2,475	125
Roads:								
Core Programme								
Cycling, Walking & Safer Routes (CWSR)	1,176	-	576	576	3	300	300	0
Active Travel Infrastructure Fund (ATIF)	0	-	0	0		0	0	0
Sustrans	0	-	0	0		0	0	0
SPT	327	-	327	327	19	0	0	0
Road Safety Improvement Fund	0	-	0	0		0	0	0
Flooding Strategy - Future Schemes	1,432	1,114	22	22	6	296	0	0
Kirn Drive Passing Places	200	10	90	90		100	0	0
Feasibility Studies	135	90	45	45		0	0	0
Complete on Site	481	-	131	131		350	0	0
Inverkip - City Deal Council Contribution	300	-	200	200		100	0	0
Community Bus Fund	25	-	25	25		0	0	0
Dunrod Road	1,500	26	674	674	7	800	0	0
Roads - Core Total	5,576	1,240	2,090	2,090	35	1,946	300	0
Roads Asset Management Plan								
Carriageways	7,515	-	1,526	1,600	140	3,055	2,860	0
Footways	170	-	40	170	16	0	0	0
Structures	175	-	157	175	5	0	0	0
Lighting	175	-	125	175	10	0	0	0
Other Assets	100	-	100	100	16	0	0	0
Staff Costs	336	-	336	336		0	0	0
Roads Asset Management Plan Total	8,471	0	2,284	2,556	187	3,055	2,860	0
Roads Total	14,047	1,240	4,374	4,646	222	5,001	3,160	0
Physical Assets Total	28,300	2,123	8,887	9,161	422	11,256	5,635	125

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/25	Approved Budget 2025/26	Revised Est 2025/26	Actual to 31/07/25	Est 2026/27	Est 2027/28	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Externally Funded Projects								
City Deal								
Inverkip	3,800	661	3,064	3,064		75	0	0
Enabling Commercial Space	11,125					4,125	7,000	
City Deal complete on site	11		11	11		0	0	0
City Deal Total	14,936	661	3,075	3,075	0	4,200	7,000	0
Central Greenock								
Levelling up Fund Contribution	19,390	1,645	13,745	13,745		4,000	0	0
Inverclyde Council	3,207	623	1,580	1,580		1,004	0	0
Central Greenock Total	22,597	2,268	15,325	15,325	0	5,004	0	0
Externally Funded Projects Total	37,533	2,929	18,400	18,400	0	9,204	7,000	0