
Report To:	Education & Communities Committee	Date:	2 September 2025
Report By:	Corporate Director Education, Communities & Organisational Development and Interim Chief Financial Officer	Report No:	EDUCOM/54/25/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 £1.829m with total projected spend on budget. The Committee is projecting to spend £1.197m in 2025/26 with advancement of £0.140m (13.25%) 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 2025/28 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.

2025/28 Current Capital Position

- 3.3 The Communities capital budget is £1.829m. The budget for 2025/26 is £1.057m, with spend to date of £0.001m equating to 0.09% of the approved budget (0.08% of the revised projection). The current projection is £1.829m which means total projected spend is on budget.
- 3.4 The Committee is projecting to spend £1.197m in 2025/26 with £0.140m (13.25%) advancement in connection with the Broomhill pitch carpet replacement 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 which is scheduled for review linked to the refresh of the various strands of the Corporate Asset Management Strategy.

Broomhill 3G Pitch Carpet Replacement: The access path to the site has been adjusted with additional tarmac to improve the gradient and access for the works. The existing carpet and shock pad has been lifted. The new carpet and associated materials will be delivered mid-August with completion anticipated mid-September.

3.6 Grieve Road Community Hall – Extension and Upgrade:

The Scottish Government has recently awarded a grant of up to £0.7 million to support the development of a community-based childcare centre that will benefit most vulnerable families. This initiative is part of the broader Fairer Futures program, which commenced in November 2024 and will run 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 project design team has been formed with in-house Architects and external consultant Structural / Mechanical & Electrical Engineers appointed. Design proposals are being developed through RIBA Design Stage 3 (Spatial and Technical Coordination). Information for tender document preparation is being targeted for early September and tender issue thereafter. Pre-planning discussions have been held with the Planning Service with the possibility that car parking provision may be required as part of the development. The available funding may require to be augmented with a contribution from the Core Property allocation should the scope require to be amended to meet any requirement for parking provision. Subject to tender issue, evaluation and acceptance it is hoped that construction works could start pre-Christmas 2025, however it should be noted that the requirement to draw down the full Scottish Government grant by the end of March 2026 has associated risk as outlined in section 5.3 below.

Communities External Partner Projects

3.7 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 working closely with the group to put together a contract.

3.8 Auchmountain Community Hall

A Stage 1 application for the Regeneration Capital Grant Fund (RCGF) was submitted to the Scottish Government in April for the 2026/27 funding cycle. The goal of this project is to modernise the existing centre by adding a new extension and a play area at the back of the site. We expect to hear whether our application has been successful and will be invited to the next stage by the end of September 2025.

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
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.

The recently awarded Scottish Government funding support for the Grieve Road Community Centre project involves extension and upgrades to the building with associated 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 2026. 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 Interim Director - Environment 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 31/3/25</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>
	<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	681	0	160	300	0	261	120	0
Grieve Road Community Hall - Extension & Upgrade	700	0	700	700	0	0	0	0
Complete On Site	448	251	197	197	1	0	0	0
TOTAL	1,829	251	1,057	1,197	1	261	120	0

The table below provides a list of current assets transfer applications which are being progressed through the work of the Asset Transfer Working Group.

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	Progress with the group is currently paused pending the achievement of SCIO status. They have revised their constitution to meet the necessary criteria and are also working with Council officers to resolve outstanding maintenance issues related to the asset. A meeting is being planned for August or September to support further progress.
KGV Bowling Club	Bowling pavilion and greens	Informal	Proposed Lease	Discussions between both parties regarding the establishment of a formal lease agreement have resulted in an agreement in principle. The group has confirmed their intention to proceed with the lease; however, several internal and external maintenance issues must be resolved before the process can advance. In the meantime, Council officers are assisting in identifying and securing funding opportunities to address these matters.
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 19/11/2024 and has since been signed and returned. The group has expanded its membership and strengthened its governance arrangements. They are now prepared to progress towards a formal lease, with the initial step being the commissioning of a property valuation.
Guides at Kilmacolm	Land	Informal	Proposed Long Term lease/asset transfer	Previous discussions following the submission of the expression of interest have explored options ranging from a formal lease to a full asset transfer. The most recent correspondence has centred on the group's efforts to develop their business plan and finalise their governance structure. Regular contact has been

					maintained, and we are currently awaiting feedback from the guides to help determine the next steps. As a full asset transfer would require the establishment of a SCIO, the group is continuing to work towards achieving clarity around 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 December 2024, and Council officers met with the group on 24 January 2025 to explore the available options. However, the group has not responded to subsequent communications regarding the next steps. As a result, the process is currently on hold.
Inverclyde Veterans Network	Building	Informal – initial conversations are taking place.	Proposed Lease		The newly formed Veterans group has submitted an expression of interest in securing a suitable venue for a veteran's hub. They have viewed both 14A King Street, Port Glasgow and Hillend Bowling Club, but have decided not to proceed with either property due to the extent of required refurbishment and limited parking availability. The group is currently reassessing their options.
Coppermine Community Hub	Building	Asset Transfer	Full Asset Transfer/informal		The group has submitted all required documentation, which has been reviewed by Council officers. Following a meeting between officers and group representatives, it was agreed that an informal asset transfer would proceed, allowing the group to take ownership of the asset. This process will be carried out with due diligence, and future reports will be submitted to the CMT and relevant committees for consideration.
Upper Larkfield Tenants Hall (Larkfield Housing Association)	Building	Asset Transfer	Long term Lease or Full Asset Transfer		On 25 April 2025, Council officers met with LHA for initial discussions regarding the Upper Larkfield Tenants Hall. The meeting was positive, with officers providing guidance on the available options for ownership or lease, as well as advice on the governance arrangements required to bring the asset

					under community ownership. However, there has been no response from LHA to subsequent communications, and no further updates have been received.
West Glen Rd, Kilmacolm Kilmacolm Eco Group	Land	Licence to occupy	Licence to occupy	Licence to occupy	A Licence to Occupy is now in place.
Wellington Park Bowling Cub	Land	Lease	Long term Lease	Long term Lease	The bowling club has agreed to enter a formal lease, with a proposed start date of 1 October 2025. Council officers have been providing support to assist the club in accessing funding opportunities.
Riverside Club (formally old mans club)	Land	Lease	Long term lease/purchase	Long term lease/purchase	Council officers have been working with the group to support the transition to either a formal lease or ownership of the land on which the building is located. However, the absence of ownership records has prevented the group from securing external capital funding. While a land lease has been proposed as the preferred option, progress has been paused due to the ongoing review of assets in Port Glasgow.
Inverclyde Shed Pheonix Car club	Building	Lease	TBC	TBC	The Phoenix Car Club has begun the process of winding down its operations as a charity. In parallel, Inverclyde Shed is preparing to take on a lease for the asset, with the intention that former members of the Phoenix Car Club will transition to join the Shed. An exit date of 1 November has been requested, and the lease process for Inverclyde Shed will now proceed.