
Report To:	Regeneration Committee	Date:	12 May 2011
Report By:	Corporate Director Regeneration and Environment and Chief Financial Officer	Report No:	R195/11/AF/sm
Contact Officer:	Andrew Gerrard	Contact No:	01475 712456
Subject:	Capital Programme 2010/11 to 2013/14 - Progress		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Regeneration Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

- 2.1 This report advises Committee in respect of the progress and financial status of the projects within the overall Regeneration Capital Programme.
- 2.2 It can be seen from the table that the projected spend is £62.902m, which means that the total projected spend is on budget.

3.0 RECOMMENDATION

- 3.1 That the Committee note the progress on the specific projects detailed in the Appendix.

4.0 BACKGROUND

- 4.1 Council on 10th February 2011 approved a three year capital programme covering the period 2011/14.

5.0 PROGRESS (major projects)

- 5.1 Gourock Transport Interchange: Phase 1 construction works to build the new station has been completed. The contract for Phase 2 is now awarded and site work is expected to commence after detailed design in March 2011 with completion of Phase 2 scheduled for February 2012. Initial draft proposals for master planning the pierhead area were presented to the Central Gourock Redevelopment Working Group on 12 May 2010 and the feasibility work is now complete. A further meeting of the Central Gourock Redevelopment Working Group was held on 15 December 2010 to review the latest draft proposals. Further aspects of the project are covered separately on the agenda as part of the Riverside Inverclyde Operating Plan 2011/12 report.
- 5.2 Sports & Pitches Strategy: Design teams have been appointed for all the major projects within the Sports and Pitches Strategy. The contract to replace the pitches at Broomhill and George Road is complete. The works at Gourock Park Amphitheatre, Gourock Park Pavilion DDA works, Parklea Phase 1 (3G pitch), Parklea Phase 2 (infrastructure works), Parklea Phase 3 (grass pitches) and Broomhill Changing pavilion are also now complete. Letters of acceptance have now been issued for Ravenscraig Stadium, Parklea Phase 5 (Community Sports Facility) and Parklea Phase 6 (Remedial Works). Tenders have been returned for Parklea Phase 4 (Grass Pitches) and the issue of the letter of acceptance will be timed to allow a start on site at the end of the football season. Due to competitive market conditions the cost of the projects at Parklea are under budget by approximately £800,000 overall. Officers will report back to committee with advice on how this will be dealt with. Gourock Pool Enabling Works are now complete and a letter of acceptance has been issued for the main contract works. Design work for Rankin Park is ongoing following the decisions made at the January Committee.
- 5.3 Arts Guild: This Horizon Project has an approved budget of £2.00m. An additional £0.50m was approved by Council (12/02/2009) from revenue reserves (CFCR). The Arts Guild was awarded £378k by the Big Lottery in late May 2010. Works commenced on site on the 22 November 2010. Piling commenced in December and is complete allowing ground beams to be commenced. The project is currently 3 weeks behind programme, due to inclement weather and underground obstructions encountered which disrupted piling operations.
- 5.4 Devol Glen Stabilisation Works: Works are substantially complete on site with only minor landscaping works outstanding.
- 5.5 Lunderston Bay Visitor Facility: The problems relating to the connection to the main sewer have now been resolved with Scottish Water and a quote for these works has been received from Business Stream. Other issues relating to the water supply are still to be resolved prior to the project progressing.
- 5.6 Please refer to the status reports for each project contained in Appendix 1.

6.0 IMPLICATIONS

- 6.1 The figures below detail the position at 25th March 2011. Expenditure to date (to period 12) is £4.652m (90%).
- 6.2 The current budget is £62.802m, made up of £15.784m supported borrowing, £44.865m prudential borrowing, £2.153m CFCR and nil grant funding. The current projection is £62.802m which is on budget.

<u>Service</u>	<u>Approved Budget £000</u>	<u>Current Position £000</u>	<u>Overspend / (Underspend) £000</u>
Regeneration & Planning	20,900	20,900	-
Property Assets & Facilities Management	40,893	40,893	-
Community Investment Fund	1,109	1,109	-
Total	62,902	62,902	-

- 6.3 The approved budget for 2010/11 is £13.015m. The Committee is projecting to spend £5.169m, with slippage/rephasing of £7.846m (60%) into future years, the main reasons for which are explained in Section 5.

7.0 CONSULTATIONS

- 7.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Performance has not been consulted.
- 7.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Democratic Services has not been consulted.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Property Assets and Facilities Management Capital Programme Technical Progress Reports April 2011 (a technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

COMMITTEE: REGENERATION

APPENDIX

Project Name	1 Est. Total Cost	2 Actual to 31/3/10	3 Approved Budget	4 Revised Est. 2010/11	5 Actual to 25/6/3/11	6 Est. 2011/12	7 Est. 2012/13	8 Est. 2013/14	9 Est. 2014/15	10 Future Years	11 Start Date	12 Original Completion Date	13 Current Completion Date	Status
Regeneration and Planning														
Supported Borrowing														
Kilmacolm Library Filo-out	100	0	50	40	40	55	5	0	0	0				
Gourock Transport Interchange (includes £300k funded from CFCR)	2600	392	350	0	0	0	2208	0	0	0				
Regeneration of Port Glasgow Town Centre (funded from CFCR)	1000	0	0	0	0	0	1000	0	0	0				
Regeneration and Planning Supported Borrowing Total	3700	392	400	40	40	55	3213	0	0	0				
Prudentially Funded														
Leisure Strategy														
Ravenscraig Stadium Relubishment	1748	104	1416	28	28	900	716	0	0	0	Apr-11	Mar-11	Jan-12	Letter of acceptance issued
Parklea Pavilion and Juniors Facility	4892	160	1740	675	675	2168	1789	100	0	0	Apr-11	Jun-12	Jun-12	Phase 2 Infrastructure Works complete. Phase 3 Grass Pitches complete. Tenders for Phase 4 Pitches returned. Letters of Acceptance for Phase 5 Community Sports Facility and Phase 6 Remedial Works have been issued.
Rankin Park Development														
Rankin Park Grass Pitch and Pavilion	338	110	1766	158	158	70	0	0	0	0	tba	Aug-12	tba	Project cancelled
Rankin Park 5-a-side Facility	1400	0	0	0	0	500	800	100	0	0	tba			
Nelson Street Sports Centre Relubishment	2250	0	0	0	0	0	0	2250	0	0	tba			
South West Library Relubishment	600	0	0	0	0	0	500	100	0	0	tba			
New Community Facility Wellington	315	0	0	0	0	62	238	15	0	0	tba			
Gourock Park Amphitheatre	700	0	0	0	0	400	250	50	0	0	tba			
Gourock Park DDA Works	277	208	58	62	62	7	0	0	0	0	Jan-10	Jun-10	Apr-10	Complete
Gourock Pool Relubishment	46	9	35	37	37	0	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Pitches Strategy														
Broomhill/George Road Pitches	991	960	43	50	50	-19	0	0	0	0	Sep-09	Mar-10	Mar-10	Complete
Broomhill Pavilion	220	0	185	187	187	33	0	0	0	0	Jun-10	Aug-10	Nov-10	Complete
Parklea 3G Pitch	674	118	532	545	545	11	0	0	0	0	Feb-10	Mar-10	May-10	Complete
Parklea Balance	816	0	302	0	0	156	660	0	0	0	tba			
Bikmyra Drainage	140	0	0	0	0	0	130	10	0	0	tba			
Pitches Strategy Balance	140	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Prudentially Funded Total	17200	1706	6818	1879	1879	5437	5553	2625	0	0				
Grant Funding														
None	0	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Additional Funding Total	0	0	0	0	0	0	0	0	0	0				
Regeneration and Planning Total	20900	2098	7218	1919	1919	5492	8766	2625	0	0				
Property Assets and Facilities Management														
Supported Borrowing														
Carried Forward from Previous Years														
Kilmacolm Village Centre (includes £150k funded from CFCR)	1640	394	1222	1222	846	24	0	0	0	0	Oct-09	Oct-10	Dec-10	Contribution to KNCC project. Complete.
Major Works 2008/09 -	351	127	355	240	240	24	0	0	0	0	Dec-10	Mar-11	Apr-11	Works substantially complete with the exception of minor landscaping works.
Devel Glen Stabilisation Works	290	0	230	0	0	150	100	0	0	0	Apr-11	Mar-11	Mar-12	Currently on hold awaiting completion of office accommodation review
Office Accommodation Allocation 2008/09	-73	0	0	0	0	-73	0	0	0	0				Over commitment to be managed by Head of Property Assets and Facilities Management.

COMMITTEE: REGENERATION

APPENDIX

Project Name	1 Est Total Cost	2 Actual to 31/3/10	3 Approved Budget 2010/11	4 Revised Est 2010/11	5 Actual to 25/03/11	6 Est 2011/12	7 Est 2012/13	8 Est 2013/14	9 Est 2014/15	10 Future Years	11 Start Date	12 Original Completion Date	13 Current Completion Date	Status
Property Assets Allocation 2009/10/11	1328	522	353	754	754	52	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced
Health & Safety Works 2009/10/11	231	112	98	105	105	14	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Various Properties DDA Works 2009/10/11	170	85	125	27	27	58	0	0	0	0	Apr-09	Mar-10	Mar-11	Port Glasgow Town Hall complete. BEMS complete. Further works commenced.
Energy Compliance Works	269	186	94	37	37	46	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Minor Works 2009/10/11	70	33	114	12	12	25	0	0	0	0	Apr-09	Mar-10	Mar-11	Various projects completed. Further works commenced.
Office Accommodation Allowance 2009/10/11	130	33	97	97	25	0	0	0	0	0	Apr-09	Mar-10	Mar-11	On-going remedial works.
Reservoir General Works	19	3	47	11	11	5	0	0	0	0	Apr-09	Mar-10	Mar-11	Demolition of Kilmacolm and Gourcock cemetery lodges complete. Carlsdyke
Various Properties Demolitions	100	26	89	63	63	11	0	0	0	0	Apr-09	Mar-10	Mar-11	Tenants' Hall to be commenced imminently.
Inverclyde Leisure - Essential Upgrades	62	37	63	36	36	-11	0	0	0	0	Apr-09	Mar-10	Mar-11	Contributions to Greenock Sports Centre Healing and Lady Octavia car park. Sand
Farms - Essential Maintenance	38	22	18	6	6	10	0	0	0	0	Apr-09	Mar-10	Mar-11	filter change at Port Glasgow pool complete. Further projects at Walerfort and
Pathway Improvements	80	25	75	77	77	-22	0	0	0	0	Apr-09	Mar-10	Mar-11	Bogieslone progressing.
Design & Pro Contract Works Allocation	2850	0	-150	-150	0	1000	1000	1000	0	0	Apr-09	Mar-10	Mar-11	Various projects including replacement windows at Hardridge and boiler
Indicative Provision 2011/12, 2012/13 & 2013/14	3000	0	0	0	0	0	3000	0	0	0	Apr-09	Mar-10	Mar-11	replacement at Dowries are complete. Further works being progressed.
Contribution to Watt Complex Relinquishment	100	0	0	0	0	95	5	0	0	0	Apr-11	Jun-11	Jun-11	Complete
GMB - Fit out of Fire Museum	2500	202	1000	200	6	1512	586	0	0	0	Nov-10	Jun-12	Jun-12	Various studios/feasibilities are complete. Further projects being developed
Horizon Projects														On hold
Arts Guild														Commenced on site April 2011
(Includes £500k Capital Financed from Current Revenue)														Commenced on site 22nd November 2010
Property Assets Supported Borrowing Total	13155	1807	3630	2737	2245	2920	4691	1000	0	0				
Complete On Site														
Supported Borrowing														
Complete on Site Allocation	73	0	59	73	73	0	0	0	0	0				Estimate for settlement of final accounts for completed projects.
Complete on Site Supported Borrowing Total	73	0	59	73	73	0	0	0	0	0				
Prudentially Funded														
Crescent Street Facilities Demolition	65	16	49	32	32	17	0	0	0	0	Nov-11	Dec-11	Dec-11	Crescent street depot demolished. Octavia Tenants Hall to commence imminently.
Deval Glen Contribution	100	0	100	0	0	100	0	0	0	0				
Asset Management Plan														
AMP - FOM Property	0	0	1500	0	0	0	0	0	0	0				
Greenock Municipal Buildings	5000	0	0	332	332	1718	1700	1250	0	0	Dec-10	Dec-10	Dec-10	Customer Contact Centre enabling works complete. Façade retention works started
Gourcock Municipal Buildings	300	0	0	0	0	0	150	150	0	0				on site early February and are due to complete in May 2011. Customer Contact
Port Glasgow Hub	200	0	0	0	0	0	100	100	0	0				Centre main contract commenced.
Wellington Academy Demolition	400	0	0	7	7	343	50	0	0	0	Aug-11	Nov-11	Nov-11	
Wallacea Place	1300	0	0	0	0	0	500	900	100	0				
Business Store	400	0	0	5	5	70	75	200	50	0	Aug-11	Nov-11	Nov-11	Design works commenced.
Central Library Conversion	3600	0	0	24	24	726	2450	400	0	0	Nov-11	Nov-12	Nov-12	Design works commenced.
Dale Centre	1000	0	0	0	0	0	750	250	0	0				
West Stewart Street	100	0	0	0	0	0	100	0	0	0				
Lease Expiry	500	0	0	25	0	0	0	475	0	0				
Depots	13000	0	0	0	0	400	7100	5000	500	0	Aug-12	Nov-13	Nov-13	
Replacement Depot	700	0	0	0	0	50	600	50	0	0	Mar-12	Nov-12	Nov-12	
Kim Drive Civic Amenity Site	300	0	0	0	0	0	150	150	0	0				
Deval - Building Services Depot	500	0	0	0	0	0	0	0	500	0				
Ingleston Street Dilapidations														
Prudentially Funded Total	27665	16	1649	425	400	3424	13725	8925	1150	0				
Property Assets and Facilities Management Total	40893	1823	5537	3235	2718	6344	18416	9925	1150	0				

Project Name	1	2	3	4	5	6	7	8	9	10	11	12	13	Status
	Est Total Cost	Actual to 31/3/10	Approved Budget 2010/11	Revised Est. 2010/11	Actual to 25/03/11	Est. 2011/12	Est. 2012/13	Est. 2013/14	Est. 2014/15	Future Years	Start Date	Original Completion Date	Current Completion Date	
Community Investment Fund	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Supported Borrowing														
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	849	250	15	15	235	10	0	0	0				
Community Investment Fund Supported Borrowing Total	1109	849	250	15	15	235	10	0	0	0				
Regeneration Total	62502	4770	13015	5169	4652	12071	27192	12550	1150	0				
Summary Per Funding Source														
Supported Borrowing	15684	2846	4047	2715	2373	2710	6613	1000	0	0				
Prudentially Funded	44865	1722	8467	2304	2279	8861	19278	11550	1150	0				
Grant Funding	0	0	0	0	0	0	0	0	0	0				
CFCR	2153	202	501	150	0	500	1301	0	0	0				
Regeneration Total	62502	4770	13015	5169	4652	12071	27192	12550	1150	0				

See 5.5 of report

£500k CFCR shown in Supported Borrowing