

The Highland Council
Skye, Ross and Cromarty Area Committee –
28 October 2013

Agenda Item	5
Report No	SRC 01/13

Investing in Skye, Ross and Cromarty – Capital Projects

Report by Director of Finance

Summary

This report shows the annual budget, expenditure to end of August 2013 and projected year end position for 2013/14, for projects in the Council's capital programme being delivered in the Skye, Ross and Cromarty area.

1. Introduction

1.1 This report shows, subtotaled by Council Service, the capital projects being delivered in the Skye, Ross and Cromarty area.

2. Overview

2.1 Appendix 1 lists for each project, the budget, year to date expenditure, estimated outturn expenditure and comments on each project.

2.2 The projects included in the appendix are those which are specific to the Skye, Ross and Cromarty area. Other capital jobs are being undertaken within the area as part of generic Council wide capital projects; such expenditure is not included in this report.

2.3 Ward Business Meetings are regularly provided with information on the TECS programme of works which details the planned work being delivered in Skye, Ross and Cromarty area from the Roads Structural Capital Works budget.

3. Recommendation

Members are invited to consider the report

Designation: Director of Finance
Date: 16 October 2013
Author: Margaret Grigor
Background Papers: Service budget monitoring statements

Skye, Ross and Cromarty 13-14, capital expenditure at August 2013

Appendix 1

	ANNUAL BUDGET £	ACTUALS TO DATE £	ESTIMATED OUTTURN £	NOTE
ECS				
EC019 Maryburgh Conon P S Replacement	892,461	66,623	871,114	Outstanding issues are being addressed.
EC022 Plockton High 21st Century	68,000	2,513	68,000	Work complete - final retention balance.
EC127 Ullapool Hostel	10,000	607	10,000	Work complete - final retention balance.
EC163 Portree Gaelic School (Stand Alone)	4,000	-	4,000	Expenditure on feasibility study. Project now approved as part of capital programme review.
EC176 Black Isle Education Centre - Replacement	350,000	-	350,000	Feasibility study on hold. Awaiting outcome of ASN review.
EC204 Ben Wyvis PS Community Facilities	-	21,347	21,347	Items funded by LEADER.
EC206 Cromarty Primary - Extension	425,000	12,247	425,000	Awaiting acquisition of land.
EC234 Invergordon Leisure Centre	200,000	(421,061)	-	Design in progress. NHS grant received before expenditure incurred.
EC235 Portree High School Hostel	350,000	-	350,000	Work will start on site in August 2014
Total ECS	2,299,461	(317,724)	2,099,461	
Health & Social Care				
SW032 Duthac House Asset No 6680 care of the Elderly Investment	3,000	3,496	3,496	Refurbishment project now completed
Total Health & Social Care	3,000	3,496	3,496	
HRA				
HR159 HAC0286 Replacement of Electrical Warm Air Units	438,400	106,912	438,400	On site
HR161 Residential Conversion, Former Service Point, Poolewe	7,000	-	7,000	Works complete on site, in maintenance period
HR162 HCA0287 Milnafua Gas Heating	416,000	146,239	416,000	Gas infrastructure complete and heating works now being costed
HR166 HCA0320 - Balcony Repairs Church St Dingwall	25,000	-	25,000	Works complete on site, awaiting final invoice
HR168 HCA0329 - Skye Window or Roof Light Replacements	115,800	120,912	120,912	Works complete on site
HR177 HCA0332 Ross-shire Gas Heating 383No	548,600	199,836	548,600	Gas mains in, tender for heating installations being reviewed
HR178 HCA0333 Electric/solid fuel heating replacements Wester Ross	63,900	63,932	63,932	Review of heating options pending committee approval
HR179 HCS0334 Solid fuel/electric heating replacements Skye & Lochalsh	65,000	17,436	65,000	Review of heating options pending committee approval
HR183 HCA0338 Electric/solid fuel Heating Replacements Easter Ross	50,000	-	50,000	Review of heating options pending committee approval
HR185 HCA0317 Coulpark Alness Refurbishment	152,200	130,478	152,000	Works complete on site and property handed over
HR509 CHB - Invergordon, Joss Street	15,000	-	15,000	Works complete and now in maintenance period, retention still to be released
HR510 CHB - Conon Bridge, Sellar Place Phase 1	(50,000)	-	(50,000)	Project Completed, remaining grant expected from Scottish Government
HR511 CHB - Strathpeffer	20,000	250	20,000	Completed
HR515 CHB Dingwall North, Tulloch Castle	210,000	(115,854)	210,000	Spend to date negative due to grant income
HR517 CHB - Muir of Ord, Balvraid Road	18,730	-	18,730	Works complete and now in maintenance period, retention still to be released
HR518 CHB - Gairloch, Achtercairn	122,249	282,249	122,249	Works complete and now in maintenance period, retention still to be released. Grant income due
HR519 CHB - Dornie, Carr Brae	23,400	6,840	23,400	Works complete and now in maintenance period, retention still to be released
HR526 CHB Round 4 Ullapool Hotel	770,000	44,295	620,000	Tender being evaluated expected acceptance November 13
HR527 CHB Round 4 Conon Bridge, Sellar Place, Phase 2	577,000	497,337	577,000	Works complete and now in maintenance period, retention still to be released.
HR529 CHB Round 5 Invergordon, Clyde Street	420,000	30,110	420,000	Tender being appraised
HR530 CHB R5 - Lochcarron, Kirkton Gardens	350,000	12,770	350,000	Tender accepted due to start Jan 14
HR544 CHB 5 - Tain, Jackson Drive, P2	1,035,658	749,996	1,035,658	On site
HR545 CHB 5 - Conon Bridge, Braes of Conon	1,953,569	719,298	1,953,569	On site
HR546 CHB 5 - Dingwall, St Andrews Road	170,000	-	170,000	Out to tender
HR547 CHB 5 - Balmacara, former dairy	67,304	67,304	217,304	Tender being appraised start on site expected Jan 14
HR553 CHB - Alness, Riverside	363,363	265,669	363,363	Works complete and now in maintenance period, retention still to be released
HR564 CHB 5 - Alness, Kendall Crescent	3,346	3,346	33,346	Proposals being developed
HR565 CHB 5 - Portree, Home Farm P1	250,000	-	250,000	Tender being appraised
HR566 CHB 5 - Broadford, Broadford House	9,499	9,499	39,499	Proposals being developed
Total HRA	8,211,018	3,358,853	8,275,962	
Planning & Development				
PD004 Kilt, Lealt, Raasay, Kyle & Storr	116,000	1,584	75,000	Storr Woodland restructuring ongoing with SRDP income. Kilt, Leallt, Storr: options appraisal in prep . Kyle steps: designs in prep.
PD053 Portree Environmental Improvements	54,000	-	54,000	Bayfield steps upgrade - designs in prep.
Total Planning & Development	170,000	1,584	129,000	

Skye, Ross and Cromarty 13-14, capital expenditure at August 2013

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Property				
PA002 DDAA0088- Community serv off Unit 8K2 Alness Ind Est	1,700	-	1,700	Works completed now in defects period
PA022 DDAB0115 Gairloch High School (Community Use Library & Leisure Centre	19,900	-	19,900	Site works in progress
PA023 DDAB0116 Lochbroom Leisure Centre Quay Street Ullapool	42,300	-	42,300	Site works in progress
PA038 DDAA0116 Invergordon Sports Centre Academy Road Invergordon (Asset No: 8515)	4,100	4,561	4,600	Project fully completed
PA074 DDAB0185 Conon Family Reasource Centre - Access Works - Asset 6635	-	-	-	On hold due to office review
PE020 PAA0140 - South Lodge PS Invergordon, Biomass Boiler (Asset No:22190)	5,400	5,424	5,500	Works completed now in defects period
PE025 PAA0170 Park PS Biomass Boiler - Asset No 22190	5,800	-	5,800	Works completed now in defects period
PE098 PAB0193 Dingwall Leisure Centre Biomass Boiler - Asset 22190	10,000	(953)	10,000	Works completed now in defects period
PE106 PAB0209 Broadford P.S. Biomass Boiler Asset 22190	5,700	-	5,700	Works completed now in defects period
PE109 PAA0193 Tain Royal Academy Biomass Boiler Asset 22190	20,000	-	20,000	Works completed now in defects period
PE174 PAA0366 - Averon Centre Alness - Biomass Boiler - 22190	-	-	-	Project at initial design stage. Funding due from ECS, project recently set up
PE175 PAA0367 - Oakwood Childrens unit - Voltage Optimiser - 22185	10,000	-	10,000	Project at initial design stage
PM100 PAB0258 Fortrose Academy Rewire and Asbestos Removal phase 2 - Asset 5220	6,200	-	6,200	Works completed now in defects period
PM105 PAA0250 Dingwall Swimming Pool (Asset 1715) - Roof Replacement	29,700	-	29,700	Works completed now in defects period
PM109 PAA0256 Tarradale PS Windows & Doors Asset 5070	82,800	61,675	82,800	Site works in progress
PM110 PAA0257 Fortrose Academy Flat Roof over Admin Block Asset 5220	1,100	-	1,100	Works completed now in defects period
PM131 PAA0266 Munloch PS - Window and Door replacement Asset 5080	76,100	7,719	76,100	Site works in progress
PM139 PAA0277 Coulhill Primary Bolier Replacement Asset 4860	2,000	1,968	2,000	Project fully completed
PM150 PAA0293 Hill of Fearn P S Window replace Asset No 4985	16,500	12,649	16,500	Works completed now in defects period
PM177 PAA0343 Ullapool H S 3 LPG Boilers Asset No12210	26,300	-	26,300	Site works in progress
PM189 PAA0356 Elgol Primary School Roof Covering Replacement Asset No 5285	37,100	38,303	38,400	Site works in progress
PM191 PAA0363 Howard Doris Centre - Emergency Generator - 11220	78,900	-	78,900	Project at initial design stage
Total Property	481,600	131,347	483,500	
TECS				
10175 Raasay Ferry Terminal	-	2,208	5,000	Work Complete
21342 Ullapool Public Toilets	-	4,618	5,000	Works complete.
21616 Muir of Ord Railway Bridge	260,000	191,781	330,000	Design progressing. Advance Public Utilities work taking place.
22362 Portree Burial Ground Extension	22,000	3,959	50,000	Design work ongoing. Contract works to start in April 2014.
23024 Kinnairdie Link Road, Dingwall	50,000	48,713	-	Design work ongoing, planning application submitted, objections are being considered, issues raised by Network Rail regarding level crossings which are being looked into as is land access for the works. Flooding issues also being addressed to ensure that where opportunities arise flood mitigation can be provided. £150K Funded by Developer's Contributions.
TC257 Stromeferry	400,000	297,516	400,000	High Priority maintenance work as defined in the consultants report. Work commenced in June 2013 and is now complete. Committee approval obtained to investigate the options for a permanent solution.
TC452 Kilmuir Cemetery Extension	-	18,377	18,000	Design work ongoing. SI undertaken.
TC472 Gairloch Recycling Shed	-	1,018	1,000	Work Complete - no other spend anticipated.
TC473 Ullapool Recycling Shed	-	-	-	Work Complete - no other spend anticipated.
TC537 Invergordon Public Convenience	81,000	86,181	86,000	Design progressing - out to tender. Costs held in Property.
TC589 Mitchell Hill	-	2,224	2,000	No design work started by the PDU.
TC645 B8021 Sand - Lifeline Bridges	88,000	80,239	88,000	Works complete - in maintenance
TC648 A986 Chada - Lifeline Bridges	35,000	9,459	35,000	Preliminary Design
TC651 A850 Snizort - Lifeline Bridges	10,000	57	10,000	Works Complete - In Maintenance
TC760 Alness - Invergordon Cycle Path	-	3,598	4,000	Works Complete - in Maintenance
TC808 Tain Burial Ground Extension	-	2,604	100,000	Tender September 2013. Contract works November 2013 onwards.
TC835 Play Areas Mid & West	56,667	-	57,000	Works ongoing.
TC836 Play Areas Skye	15,000	-	15,000	Works ongoing.
TC848 Portree to Staffin LSR	-	3,137	3,000	Works complete on strip widening scheme. Monitoring being carried out of deformation at one location arising from peat under existing road.
TC852 Ullapool Burial Ground Extension Asset No 21890	-	2,233	2,000	No design work started by the PDU.
TC927 U2548 Henrietta - Lifeline Bridges Asset No 21995	2,000	446	2,000	Scheme Complete
TC931 A832 Rosemarkie - Asset No 21995	6,000	5,585	6,000	Scheme Complete
TC932 B8117 ALLT Graad - Asset No 21995	-	-	-	Not Started
TC935 A832 Refurbishments - Asset No 21995	3,000	858	3,000	Scheme Complete

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	£	£	£	
TC949 Sconser Ferry Terminal Improvement Works	346,000	895,959	957,000	Construction works now complete and fully operational. Awaiting the arrival of the new Hybrid Ferry from Calmac. £28.5K Retention due in July 2014.
TC965 A890Strathcarron Junction Balnacra	750,000	110,832	750,000	At tender stage. Contract award October 2013. ERDF spend complete by March 2014.
TD010 Mid & West Ross - Various Capital Structural Works - Asset No 21995	473,600	58,538	473,600	Works ongoing.
TD011 S&L - Various Capital Structural Works - Asset No 21995	407,900	-	407,900	Works ongoing.
TD032 B817 Roskeen	2,000	271	2,000	Works Complete - In Maintenance
TD060 Skye & Lochalsh Surface Dressing - Capital	198,300	-	198,300	Works ongoing.
TD064 Mid & West Ross - Various Surface Dressing Capital - Asset No 21995	271,400	126,067	271,400	Works ongoing.
TD089 Conon Bridge, Ben Wyvis, Lifeline Bridges	3,000	-	3,000	Scheme Complete
TD091 Conon Railway Station Re Opening	-	9,375	13,000	Scheme Complete
TD101 Achmore Bridge	-	2,301	25,000	Preliminary Design
TD102 Braeintra Bridge	-	-	-	Preliminary Design
TD114 S&L Additional Surfacing - Brochel Raasay - Capital	100	51,008	52,000	Work Complete
TD116 Culbokie Village (Ross & Cromarty) Additional Surfacing - Capital	-	29,416	30,000	Work Complete
TD133 Blairninch - Strathpeffer - Flooding	30,000	-	30,000	Design work ongoing
TD134 A832 Slattadale Widening	40,000	2,047	40,000	Design Works ongoing. Tender - January 2014. Contract award planned for April 2014.
TD135 A890 Strathcarron Widening	55,000	-	200,000	Design Works ongoing. ERDF spend to end of February 2013. Remaining spend of the budget will be completed by June 2014.
Total TECS	3,605,967	2,050,627	4,675,200	
TOTAL ROSS, CROMARTY & SKYE	14,771,046	5,228,183	15,666,619	