

Agenda Item	18.ii
Report No	FHR/ 17/14

PLOCK OF KYLE ACCESS ROAD PROJECT

Report by the Corporate Manager

Summary

This report asks the Finance, Housing & Resources Committee to consider a contribution of up to £49,404 from the Capital Discretionary Fund towards a £324,316 project of environmental and access improvements to the Plock of Kyle.

This project is led by the Hamilton Park Trustees (owners of the Plock of Kyle) and the Kyle & Lochalsh Community Trust.

The Big Lottery Community Spaces Programme is providing nearly £250,000 to the Project and the Highland Council Planning & Development Service, £15,000.

The project will enhance the use of the Plock as a tourist feature, contribute to The Council's Carbon Clever Initiative by providing new cycling opportunities and avoid traffic through the residential areas of Kyle by providing direct access to the Plock from the A87.

1 Background

1.1 The Hamilton Park Trustees hold the Plock of Kyle in trust for the people of Kyle of Lochalsh. The Plock is a large area of land, almost 100 acres, on the outskirts of the village at the access point to the Skye Bridge. The area fell into disuse some years ago and now much of the land is unmanaged, overgrown, largely inaccessible and unused by most of the community.

2 The Project

2.1 The outcomes the project seeks to achieve are:

- To bring the community together to improve their environment.
- To open up Kyle's main land asset to the whole community.
- To provide new cycle-friendly routes and facilities
- To be a catalyst for community development and regeneration.

2.3 While achieving the full potential of the Plock is beyond the scope of the current project, the current works are an essential precursor to any future development, creating the groundwork, developing access and bringing the area back into the life of the community.

2.4 The Project contributes to The Council's Carbon Clever initiative by providing new cycling facilities in Kyle. The new tracks will provide cycle routes between the Skye Bridge and the Plockton Road and link directly to the Leisure Centre & Swimming Pool. Discussions are currently on-going between the Scottish Government and the Community Trust for the purchase of the former Skye Bridge Toll Station, with one of the proposed uses of this building being as a base for cycle hire.

2.5 After project completion, all roads, paths, signage and other capital works will be maintained and/or replaced at the expense of the Trusts themselves. There will be no requirement for The Highland Council to adopt the roads or provide routine maintenance or winter maintenance.

3 Budget

3.1 A full budget is presented as Appendix A. Total Project costs are £324,316, including a sum of £10,000 for voluntary labour.

3.2 Funding of £249,912 has been secured from The Big Lottery, Community Spaces Fund and £15,000 from Highland Council, Planning & Development Service.

3.3 The Project currently has a shortfall of £49,404.

3.4 The total contribution from the Highland Council (including the amount already agreed through Planning and Development Service) is £64,404 - 19.9% of the overall project costs.

4 Implications

4.1 Resources

There are no other known resource implications beyond the grant sum requested.

4.2 Legal

There are no known legal implications for The Highland Council.

4.3 Equality and Climate Change.

There are no known negative equality or climate change implications arising from this report.

4.4 Risk

There are no known additional risks to The Highland Council.

6 Recommendation

6.1 Members are invited to approve a total, capped contribution of £49,404 from the Capital Discretionary Budget, to the Hamilton Park Trustees.

Designation: Corporate Manager

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Date: November 2013

PLOCK OF KYLE ACCESS ROAD PROJECT

Financial Information

Costs:

Plock of Kyle: Environmental and access improvements

Cost estimate

Item	Construction costs	Tender cost
1	Road and car park improvements	£114,513
2	Footpath improvements	£25,500
3	Vegetation control	£10,260
4	Signage to the Plock	£5,043
5	Signage on the Plock	£3,580
6	Improvements to viewpoint/picnic area	£9,200
7	Interpretation and design fees	£10,000
8	Furniture and miscellaneous	£10,000
9	Non cash voluntary labour (non VATable)	£10,000
	sub total	£198,096
10	Contingency	£18,250
	sub total	£216,346
	VAT	£41,270
	Total construction costs	£257,616
	Other costs	
11	Professional fees (non VATable)	£19,000
12	Professional fees (VATable)	£1,500
13	Landscape management contract	£26,000
14	Publicity and marketing	£10,000
15	Legal costs	£2,250
16	VAT	£7,950
	Total other costs	£66,700
	Total project cost	£324,316

Funding:

Plock of Kyle: Environmental and access improvements

Projected income budget

Big Lottery: Community Spaces	£249,912	Approved
In kind labour	£10,000	In place
Highland Council - Planning	£15,000	Approved
Highland Council - Capital		Current
Discretionary	£49,404	application
Total	£324,316	