

The Highland Council

PLANNING, ENVIRONMENT & DEVELOPMENT COMMITTEE

8 JANUARY 2014

Agenda Item	4
Report No	PED 2/14

CAPITAL EXPENDITURE MONITORING 2013/14

Report by Director of Planning & Development

Summary

This report outlines the Expenditure and Income to 30 November for the 2013/14 Capital Programme.

The Planning and Development Service Capital Programme and use of the Vacant and Derelict Land Fund supports the Council's programme of support for the Highland economy and specifically helps make Highland an attractive environment for business, and supports the development of Highland urban centres.

1. 2013/14 Capital Programme

1.1 The Capital Monitoring Statement attached at Appendix 1 shows the position to the end of November 2013. The "Budget" column is that approved by the Highland Council on 27 June 2013, adjusted for underspends carried forward from 2012/13.

1.2 The comments column of Appendix 1 provides an indication of the status of individual projects within the programme. Appendix 2 expands upon this providing more detail including comment on lead in work currently underway for projects in future years. Appendix 3 provides the Service ten year Capital Programme for ease of reference.

1.3 Gross expenditure for the current year is forecast to be £405k.

1.4 Helmsdale

Works in Helmsdale were completed on site before Christmas and have included the upgrade of Bridgend Car Park and the provision of all abilities access to the Emigrants Statue adjacent to the A9. Delivery of a comprehensive scope of works has resulted in a forecast overspend in the region of £30k.

It is recommended that additional budget is provided from the generic allocation 'Town & Countryside Regeneration: Caithness, Sutherland and Easter Ross'.

1.5 Business Process Improvements

Work continues in respect of process improvements in order to facilitate more timely delivery of capital projects in future years.

- 1.6 It is anticipated that existing processes will be refined so that Ward Members have better opportunities to identify candidate projects; so that there are closer links between the outcomes of Development Planning consultations and candidate projects; so that the relative merits of candidate projects are more clearly evaluated against Service priorities; and so that the scope of projects and feasibility of delivery is more fully determined *prior* to recommendations being brought to Committee for the allocation of capital to specific projects from the generic heading 'Town & Countryside Regeneration'. It is anticipated that the candidate project scoping and consultation process will be facilitated through the use of appropriately experienced external suppliers.

This approach is expected to provide an equitable and transparent process for the generation of ideas for candidate projects; to ensure that less time is spent upon abortive lead in work; and to ensure that projects recommended to Committee have a clear business case and are appropriately prioritised to maximise the contribution made by the Service to the delivery of Highland Council's objectives.

- 1.7 It is expected that there will be greater coordination of project work across the Environment & Development Team. For example, Access Officers will take greater responsibility for projects currently identified for Green Networks & Core Paths; Long Distance Routes; A96 Coastal & Landward. The Historic Environment Team will become more closely involved in projects relating to historic sites / structures.

This approach will fully utilise skills and expertise within the wider team, so expanding the overall staff resource available for project delivery.

- 1.8 Countryside Rangers will take a greater role in day to day management of the Service portfolio of countryside sites.

This approach will spread the considerable workload associated with Facilities Management, so allowing the Projects & Facilities Team to allocate more time to project work.

- 1.9 In future, when a project in progress shows the potential for a worthwhile increase in the scope of works, we will refer back to Committee more routinely with requests for additional capital allocation in order to deliver additional scope, rather than contain the project to the budget already set.

This approach is expected to enable appropriate projects to 'grow' in a controlled manner and thereby to deliver increased benefits, adding value to the time resources already expended.

- 1.10 A staff appointment has been confirmed and the current staff vacancy within the Projects & Facilities Team will be filled from January 2014.
- 1.11 Opportunities for improvement are anticipated as a result of the proposed amendments to the Service structure through closer links with delivery of capital projects in other areas within the Council's capital programme.
- 1.12 Further information will be brought to Committee as proposals for process improvements are further refined.

2. Vacant and Derelict Land Fund (VDLF)

- 2.1 VDLF expenditure up to end November 2013 was £48k. As previously reported VDLF projects typically experience significant lead in times due to the complex nature of the sites and the need to undertake exploratory work and associated due diligence. Therefore a significant amount of expenditure and commitment will take place in the final quarter of the financial year.
- 2.2 Substitute projects continue to be developed and are being submitted to the Scottish Government on Friday 20 December 2013. A verbal update will be provided.
- 2.3 Appendices 4 and 5 offer a detailed update on the individual VDLF approved projects.

3. Implications

- 3.1 Resource: The Core Projects are funded from the Capital Programme with external funding secured in addition whenever possible. The scope of projects is tailored to the funds available and therefore there are no additional resource implications for the Council. As the VDLF is grant funding from the Scottish Government there are no resource implications for the Council albeit if the full VDLF allocation is not utilised, any unspent funds may require to be returned to the Scottish Government.
- 3.2 Legal: There are no legal implications.
- 3.3 Equality: Equality issues are considered for each project as an integral part of the project management process.
- 3.4 Climate Change/Carbon Clever: Issues are currently addressed as required as an integral part of the project management process.
- 3.5 Risk: Risk implications vary due to the wide range of projects undertaken and consideration of risk is an integral part of the project management process. There are no specific concerns regarding current capital programme or VDLF projects. If significant risks are foreseen, these are reported to Senior Management for inclusion as appropriate in the Service Risk Register.

Recommendation

The Committee is recommended to:

- (i) Note the contents of this report.
- (ii) Agree the recommendation at paragraph 1.4 for the allocation of £30k from Town & Countryside Regeneration: Caithness & Sutherland to Helmsdale.

Designation: Director of Planning & Development

Date: 10 December 2013

Authors: Ann Hackett, Principal Projects Officer, 01463 702565
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THE HIGHLAND COUNCIL
MONITORING OF CAPITAL EXPENDITURE - 1 April 2013 - 30 November 2013

SERVICE: PLANNING, ENVIRONMENT & DEVELOPMENT

Project Description	BUDGET			ACTUAL YEAR TO DATE			ESTIMATED OUTTURN			VARIANCE	COMMENTS
	A	B	C	D	E	F	G	H	I	J	K
	Gross Expenditure £000	Income £000	Net Expenditure £000	Gross Expenditure £000	Income £000	Net Expenditure £000	Gross Expenditure £000	Income £000	Net Expenditure £000	Column I minus Column C	CF = Carry Forward LC = Legally Committed FY = Financial Year ITT / ITQ = Invitation to Tender / Quote
Core Projects											
Community Woodland	10	-	10	1	-	1	10	-	10		- ITQ in prep
Core Path Network Development	45	-	45	3	-	3	3	-	3	(42)	Replacement of two footbridges on Great Glen Way. Engineers appointed. Designs in prep.
Visitor Management	100	-	100	78	-	78	73		73	(27)	Ongoing signage and interpretation projects. Rock scaling work completed at Smoo Cave.
Dunnet	75	-	75	15	-	15	14	-	14	(61)	Final scope agreed with community. Detailed designs in prep.
Kilt, Lealt, Raasay, Kyle, Storr	116	-	116	14	14	-	116	41	75	(41)	Storr Woodland restructuring ongoing with SRDP income. Kilt, Lealt, Storr: options appraisal ITQ issued. Kyle steps: designs in prep.
Beaully Square	-	28	(28)	3	-	3	7	28	(21)	7	Final Leader income claimed.
Helmsdale	88	-	88	20	-	20	118	-	118	30	Path works complete. Car park works complete December.
Wick	120	-	120	-	-	-	-	-	-	(120)	Coghill footbridge upgrade: pending options appraisal.
Thurso	30	-	30	-	-	-	-	-	-	(30)	Beech Court upgrade complete. Esplanade improvements - on site early 2014.
Inverloch Village Centre Regeneration	3	-	3	2	3	(1)	2	3	(1)	(4)	Complete. Leader income.
Inverness City Gateways	-	-	-	2	-	2	2		2	2	Lead in work re 2014/15 project: consultants appointed.
Portree Regeneration Phase 2	54	-	54	-	-	-	54	-	54	-	Bayfield steps upgrade - designs in prep.
Ballachulish inclined plane	6	-	6	1	-	1	6	-	6	-	Heritage Lottery formal enquiry submitted. Historic Scotland application submitted. £200k+ project.
Subtotal Core Projects	647	28	619	139	17	122	405	72	333	(286)	
Vacant and Derelict Land Fund											
Huntly House, Inverness	-	-	-	-	68	(68)	68	68	-		- Tenders received for demolition, awaiting final sign off from Scottish Government due to adjacent Listed Building with expectation that contract will commence on site in October 2013. Redevelopment proposals are being prepared with a view to construction commencing in February 2014.
Rhind House, Wick	-	-	-		19	(19)	19	19	-		- Works commenced. VDLF will be drawn down by the end of 2013.

THE HIGHLAND COUNCIL
MONITORING OF CAPITAL EXPENDITURE - 1 April 2013 - 30 November 2013

SERVICE: PLANNING, ENVIRONMENT & DEVELOPMENT

Project Description	BUDGET			ACTUAL YEAR TO DATE			ESTIMATED OUTTURN			VARIANCE	COMMENTS
	A Gross Expenditure £000	B Income £000	C Net Expenditure £000	D Gross Expenditure £000	E Income £000	F Net Expenditure £000	G Gross Expenditure £000	H Income £000	I Net Expenditure £000	J Column I minus Column C	K CF = Carry Forward LC = Legally Committed FY = Financial Year
Longman Estate, Inverness	150	150	-	28	36	(8)	186	186	-	-	Dialogue with SEPA remains ongoing. Site Investigation strategy currently being considered.
Cromlet Park, Invergordon	100	100	-	-	-	-	100	100	-	-	Phase 2 Intrusive Site Investigation Strategy currently being amended to reflect comments from SEPA. Ongoing dialogue with landowner to bring forward development proposals.
Inverlochy Distillery, Fort William	-	-	-	19	21	(2)	21	21	-	-	Site clearance/remediation underway with expectation that new build will start on site in January 2014
Glebe Street, Inverness	-	-	-	-	50	(50)	50	50	-	-	VDLF financial support unlikely to be required.
Westercraigs Site 2B, Inverness	-	-	-	-	125	(125)	125	125	-	-	Planning permission granted and tenders agreed. Works expected to start October, 2013.
Viewhill House, Inverness	50	50	-	-	-	-	50	50	-	-	Awaiting the findings of the Highland Building Preservation Trust options appraisal.
Former Victoria Garage, Invergordon	300	300	-	-	-	-	300	300	-	-	Site owner unwilling to sell. VDLF will need to be reallocated to substitute projects.
SMO, Kilbeg Village Devpt, Skye	200	200	-	-	-	-	200	200	-	-	VDLF application being assessed. Legal commitment of funds to be achieved by end of the year.
Former sawmill, Smithton, Culloden	120	120	-	-	-	-	120	120	-	-	VDLF application being assessed. Legal commitment of funds to be achieved by end of the year. Works expected to commence February, 2014.
Glenborrodale School	-	-	-	-	40	(40)	40	40	-	-	Specification and Designs being finalised with start on site expected in January 2014.
Whiteness Head, Ardersier	-	-	-	-	450	(450)	450	450	-	-	VDLF financial support to be made in accordance with the EC Support for Land Remediation Scheme. The Council will appoint an independent member of the Royal Institute Chartered Surveyors to assist in the VDLF application process. Legal commitment of funds to be achieved by end of the year.
Invergordon Industrial Estate	-	-	-	-	200	(200)	200	200	-	-	Site ownership to be clarified prior to VDLF being invested.
Invergordon High Street	-	-	-	-	80	(80)	80	80	-	-	VDLF legal agreement being prepared. VDLF to be drawn down by end of November, 2013.
Balmacara, Former Dairy	-	-	-	-	51	(51)	51	51	-	-	Works complete. VDLF to be drawn down by end of November, 2013.
Riverside Field, Dingwall	-	-	-	-	175	(175)	175	175	-	-	Phase 1 Desktop Study complete and is currently being considered by the Council's Contaminated Land Unit.
Technical Studies	-	-	-	-	20	(20)	20	20	-	-	2012/13 legally committed expenditure. Awaiting evidence from H&PS.
Subtotal Vacant & Derelict Land Fund	920	920	-	47	1,335	(1,288)	2,255	2,255	-	-	
GRAND TOTAL	1,567	948	619	186	1,352	(1,166)	2,660	2,327	333	(286)	

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

8 January 2013

Capital Monitoring Report

Appendix 2 Core Capital Projects - Update

Community Woodlands (2013/14, 2014/15)

The condition of the paths within Strathpeffer Spa Gardens is deteriorating significantly and upgrade works are expected to be completed prior to Easter.

Proposals are also in preparation for upgrade of the perimeter fence adjacent to the public road. A significant length of the railing along the A834 is leaning badly due to soft ground on the gardens side, which drops away steeply, and accumulated damage and repairs from traffic collisions over a period of years. The Service's Landscape and Conservation officers are currently working to determine an historically consistent design suited to the specifics of the location.

It is likely that budget in addition to the current allocation (£10k 2013/14, £50k 2014/15) will be required for completion of the above works. Once construction cost estimates are known, a recommendation will be brought to PED Committee for additional capital from the generic allocation to 'Town & Countryside Regeneration: Ross, Skye and Lochaber', within which £125k (2015/16) has yet to be allocated to specific projects.

Core Path Network Development (2013/14)

The Service was allocated additional capital during the current financial year for safety related upgrades on Long Distance Routes. Structural engineers have been appointed for the replacement of two bridges located on the Great Glen Way close to Inverlochy. The existing bridges are in a deteriorating condition and it is anticipated that the new structures will be in situ before Easter 2014.

Visitor Management (2013/14, 2014/15, 2015/16)

Smoo Cave: The Service has recently completed a significant rock scaling programme at Smoo in order to maintain the site in as safe a condition as reasonably possible for continuing public access. Whilst initiated as routine maintenance, the scope of works required as a high priority proved to be a substantial upgrade, amounting to £55k, which expenditure has been funded through the service capital allocation for Visitor Management. Smoo cave attracts in excess of 43000 visitors per annum so, based upon an average daily tourism spend £51 ppp day, supports tourism spend in excess of £2 million per annum in a remote part of Sutherland. Prime time coverage of the works on the BBC One Show is likely to lead to increased visitor numbers over time.

Other expenditure against Visitor Management has included ongoing upgrade of the 'Wild Coastal Trail' and 'Paths Around Inverness' installations; provision of signage and interpretation in Helmsdale; installation of infrastructure at Glen Nevis (contemplation viewpoint) and at Newtonhill (car park closure due to contaminated land). The Service is working with communities in Kyle of Lochalsh and the Loch Ewe area in support of local signage and interpretation projects, which are likely to be delivered in 2014/15.

Dunnet (2013/14)

Lengthy community consultation has now concluded. The scope of works to be implemented includes the removal of the existing stepped path to Dunnet Head viewpoint and the installation of a substitute route for all-abilities; one vehicle barrier for the management of undesirable vehicle access and the provision of cycle stands at the car park. At Dunnet Beach, the scope of works allows for the enhancement and rationalisation of existing facilities to provide greater focus on the millennium dyke and includes provision of better facilities for all abilities access. Professional services will now be outsourced for implementation which is likely to be completed in 2014/15.

Kilt, Lealt, Raasay, Kyle, Storr (2013/14, 2014/15, 2015/16)

Raasay - The Service is outsourcing an appraisal of the options for environmental improvements based at, or related to the Raasay Battery, which will include appropriate stakeholder consultation. The Local Plan identifies the need for improvements in connection with tourism and heritage. Raasay Battery is a Scheduled Ancient Monument and recent significant Council investment in a new ferry terminal could enable the delivery of further benefits through improvements on the island which increase visitor numbers and length of stay, both on Raasay and in the wider vicinity. The appraisal will take due consideration of The National Strategy: *Tourism Scotland 2020* and, in particular, will appraise the possibilities for developing 'assets into experiences'.

Kyle - Designs for the upgrade of steps at Kyle Prospect have been prepared and the Service is working with local TECS staff for delivery by the DLO. Existing steps have been closed for a number of years due to safety issues and there was a strong desire within the community for upgrade to reopen this valuable pedestrian link between the Prospect and the village centre car park.

Storr - Forest restructuring work is nearing completion at Storr Woodland with nearly 50000 native trees due to be planted in the Spring. There will be ongoing costs for maintenance and establishment of these trees over time and there is the need for substantial upgrade of the core path passing through the woodland, designs for which are currently in preparation with a high priority for completion of works prior to Easter 2014. The nature of further works at Storr will be dependent on the outcome of an options appraisal – see below.

Kilt, Leallt, Storr - The Service is outsourcing a comprehensive appraisal of the options for the on-going provision of countryside access and recreation facilities at Storr Woodland, Leallt Gorge and Kilt Rock. The appraisal will take due consideration of The National Strategy: *Tourism Scotland 2020* and, in particular, will consider the approach taken to the National Tourist Routes of Norway which may offer inspiration of potential relevance at these sites. The outcome of this appraisal will inform recommendations for the scope of works to be delivered from the existing capital allocations through to 2015/16.

<http://www.nasjonale turistveger.no/en>

Beaully (2013/14)

The original scope of works in Beaully Square has now been completed and retention paid. The final claim for Leader funding has been submitted, but not yet received. An additional £4500 will be expended for the provision of motorcycle parking and a pedestrian barrier in order to remediate a potential trip hazard not identified in the original designs.

Wick (2013/14)

Coghill Footbridge - Ownership of the bridge remains unclear – it was 'gifted to the people of Wick in 1893'. Following TECS agreement to adopt and thereafter maintain the bridge following upgrade, PED Committee (January 2012) allocated £120k capital towards upgrade.

A technical options appraisal is required in order to determine the most appropriate approach for the upgrade. Through existing framework contracts, external professionals have been unwilling to complete this work at reasonable cost, most likely due to the relatively low value and distant geographical location. We continue to work closely with TECS in this matter and it is now intended to seek better value by direct procurement of local professional expertise. TECS continue to monitor the condition of the bridge.

Thurso (2013/14, 2014/15)

Expenditure allocated in 2013/14 for upgrades at the Esplanade have been frustrated by lengthy lead in times for materials, but installation of railings is now anticipated early 2014.

Proposals for artwork installation (2014/15) will be progressed in 2014/15, subject to identification of suitable location.

Inverlochry (2013/14, 2014/15)

Works are complete and Leader income received.

Portree (2013/14)

Designs for provision of a simple visitor reception area and for the installation of two sets of steps facilitating access to Bayfield Car Park have been prepared and the Service is working with local TECS staff for delivery by the DLO. It is anticipated that works will be complete during the current financial year.

Ballachulish Inclined Plane (2013/14, 2014/15)

Following consultation with the community council, a package of works has been prepared and funding applications submitted to both Historic Scotland and Heritage Lottery. The scope of works includes stabilisation of the Ballachulish Inclined Plane, intended to safeguard the longer term future of this Scheduled Ancient Monument. Also a range of activities for local people and visitors aimed at interpreting the inclined plane and its significance, including unified interpretation and orientation infrastructure; new interactive on-site interpretation aimed at families with young children and those with special needs; an oral history project; a traditional slate skills training workshop; and path upgrades to all abilities standard.

The total budget for the project is estimated at £251k. External funding is not yet confirmed but it is hoped to secure £78k from Historic Scotland and £100k from Heritage Lottery, the balance of 73k to be funded through the Service capital programme (currently £50k in 2014/15). Once external funding commitments are finalised a recommendation will be brought to PED Committee for additional capital from the generic allocation to 'Town & Countryside Regeneration: Ross, Skye and Lochaber', within which £125k (2015/16) has yet to be allocated to specific projects.

Town & Countryside Regeneration (2016/17 to 2022/23)

Recommendations for allocations to specific projects from this generic allocation [£5.05 million, of which £1.55 million is firm] will be brought to Committee over time. The process for project identification will be informed by the current business process improvement review. Project types will remain as per the PED Committee agreed Service Strategy for Capital Investment as follows:

- Quality public space enhancements
- Sense of place projects - reinforcing special local character
- Town and Village entrance environments and gateway features
- Access to and within the countryside
- Interpretation and visitor signage
- Planning and Development Service asset upgrades

Town & Countryside Regeneration: *Caithness, Sutherland & Easter Ross* (2015/16)

Recommended £30k allocation to Helmsdale – see PED Report January 2014.

Further recommendations will be informed by the current business process improvement review. Project types will remain as per the PED Committee agreed Service Strategy for Capital Investment, as listed above.

Town & Countryside Regeneration: *Badenoch & Strathspey / Cairngorm National Park* (2015/16)

Project identification process yet to be initiated. The process will be informed by the current business process improvement review. Project types will remain as per the PED Committee agreed Service Strategy for Capital Investment, as listed above.

Town & Countryside Regeneration: *Ross, Skye & Lochaber* (2015/16)

Once costs for work already identified are firmed up, future recommendations will be made to PED for additional allocation to Ballachulish Incline Plane and Strathpeffer Spa Gardens.

Wester Ross National Scenic Area (2014/15, 2015/16)

The Service is outsourcing an appraisal of the options for environmental improvements relevant to the NSA designated area, which will include appropriate stakeholder consultation. The Service has already been responsible for drafting a pilot management plan for the area which aims to increase awareness and understanding of the NSA designation and encourage enjoyment of the area in support of economic development. The appraisal will take due consideration of The National Strategy: *Tourism Scotland 2020* and, in particular, will appraise the possibilities for developing 'assets into experiences'. The approach taken to the National Tourist Routes of Norway may offer inspiration of potential relevance.

The overall project is likely to be a series of projects to be developed over a number of sites, delivering awareness of the NSA designation through improvements including interpretation, signage, gateways and other visitor management requirements. Priority will be given to the upgrade of existing Highland Council facilities within the P&D Service asset portfolio.

The outcome of this appraisal will inform recommendations for the scope of works to be delivered from the existing capital allocations through to 2015/16.

Misc. Assets Bridges & Structures (2015/16)

The Service will explore the nature of work required to ensure the long term integrity of the Old Spey Bridge, Grantown and Packhorse Bridge, Carrbridge. The Council has partial responsibility for the former and full ownership of the latter.

Green Networks, Core Paths, A96 Coastal & Landward, Long Distance Routes (2015/16)

Project identification process to be initiated early 2014. The process will be informed by the current business process improvement review.

Inverness Academy Street (2014/15, 2015/16)

Comment required from Alan

The Highland Council submitted a stage 1 Townscape Heritage (TH) funding application to the Heritage Lottery Fund (HLF) on 30 August 2013. The HLF will meet on the 27 January 2014 to determine this application. The proposed project consists of the following elements:

- Roof/rainwater/structural grants
- Shop front improvement grants
- Public realm works
- Reuse of vacant floor space
- Employability
- Business support
- Community engagement
- Conservation maintenance

If the Council is successful in achieving a stage 2 pass then the proposed project will commence 1 April 2015 and run for five years.

Chanonry Point (2014/15)

Building upon community consultation led by the Ward 10 Manager in 2010, cross-service liaison has been initiated to determine priorities for an improved visitor experience at Chanonry Point, where increasing visitor numbers and limited parking capacity continue to present significant challenges. The Service is outsourcing professional specialists to prepare sketch designs for further consultation in early 2014.

Inverness City Gateways (2014/15)

The Highland Council is seeking to improve the quality, character and impact of entrances to and routes through the City of Inverness. A detailed strategy is required to steer short term project work and medium and long term developments.

Following competitive tender, consultants WSP UK have been appointed to prepare both the Strategy and proposals for the Demonstration Project. Subject to affordability of the recommended works, WSP UK will also undertake detailed design and delivery of the demonstration project. There will be a detailed and proactive information gathering exercise appropriate to the complexity of the city environment including wide ranging consultation with technical and other stakeholders and this will include one open public consultation event to be held in Inverness.

Whilst P&D are the lead Service, the project requires a considerable amount of cross-service input, particularly from TECS. The Steering Group will meet early in the New Year, following which meeting the timetable for delivery will be further finalised.

Nairn High Street (2014/15)

A capital allocation of £486k in 2009/10 enabled external funding of £800k to be secured from Scottish Government Town Centre Regeneration Fund for the regeneration of the Nairn High Street. The sum of £131k remaining in the Service Capital Programme is the residual sum from completion of these works under budget. As the residual sum forms part of the bigger TCRF funding package there is a strong expectation that it should still be spent in Nairn for further regeneration works on or in close association with the High Street. Liaison with Ward Members will be resurrected in early 2014 to determine whether an appropriate scope of works can be identified.

Ann Hackett

Principal Projects Officer

December 2013

Appendix 4: Vacant and Derelict Land Fund 2013/14

Site Address	Budget 2013-2014	Expenditure up to 9 December 2013	Remaining Expenditure to Year End 2013-14
Inverness	Huntly House	£68,000	£68,000 <i>(£68K legally committed)</i>
	Longman East*	£186,000	£158,000 <i>(£8k legally committed)</i>
	Westercraigs Site 2B	£125,000	£125,000
	Glebe Street	£50,000	£0
	Viewhill House	£50,000	£0
Culloden	Former Smithon Sawmill	£120,000	£120,000
Ardersier	Whiteness Head	£450,000	£450,000
Invergordon	High Street*	£80,000	£80,000 <i>(£80k legally committed)</i>
	Cromlet Park	£100,000	£100,000
	Former Victoria Garage	£300,000	£300,000
	Industrial Estate	£200,000	£200,000
Dingwall	Riverside Field	£175,000	£1,350
Fort William	Inverlochy Distillery	£21,000	£19,000
Skye	Kilbeg Village	£200,000	£200,000
Wick	Grounds of Rhind House	£19,000	£19,000

Balmacara	Former Dairy	£51,000	£0	£51,000 (£51k legally committed)
Glenborrodale	Glenborrodale School	£40,000	£0	£40,000
Technical Studies		£20,000	£0	£20,000 (£20k legally committed)
Total		£2,255,000	£48,350	£2,106,650

*2012/13 Legally Committed
Projects

Appendix 5: Vacant and Derelict Land Fund Project Update

1. Huntly House (Inverness)

- 1.1 VDLF eligible site demolition works commenced in November 2013. Redevelopment proposals are being prepared with a view to construction commencing in February 2014.

2. Former Longman Landfill (Inverness)

- 2.1 Dialogue with SEPA remains ongoing and a meeting will take place between Council officers and SEPA officials on Friday 13 December 2013. The purpose of the meeting is to ascertain the nature of permissible development under the current waste management license. In addition the Council will be seeking feedback on the Council's draft site investigation strategy that was submitted to SEPA in November 2013. The draft site investigation strategy was prepared as a discussion document as result of SEPA not providing clear guidance on what they required from the Council in respect to pursuing a partial surrender of the waste management license.

3. Glebe Street (Inverness)

- 3.1 VDLF not required.

4. Westercraigs Site 2B (Inverness)

- 4.1 Planning permission granted and tenders agreed. Works expected to start early in 2014. VDLF to be drawn down by 31 March 2014.

5. Viewhill House (Inverness)

- 5.1 The Highland Historic Buildings Trust (previously known as the Highland Buildings Preservation Trust) has commissioned a feasibility study that is scheduled to be complete by April, 2014. Consequently it is necessary to reallocate the VDLF budget to substitute projects.

6.1 Former Sawmill (Smithton, Culloden)

- 6.2 VDLF application being assessed. Legal commitment of funds to be achieved by end of the year. Works expected to commence February, 2014.

7. High Street (Invergordon)

- 7.1 VDLF legal agreement being prepared. VDLF to be drawn down by end of 2013.

8. Cromlet Park (Invergordon)

- 8.1 Phase 2 Intrusive Site Investigation Strategy complete and to the satisfaction

of SEPA and the Council's Contaminated Land Unit. Ongoing dialogue with landowner to bring forward development proposals. A revised deadline of 15 January 2014 has been set for the landowner to provide evidence of their commitment to develop the site and thus receive VDLF financial support. If this is not forthcoming the Council will seek to commission due diligence phase 2 intrusive site investigations on the site to inform any possible future acquisition.

9. Former Victoria Garage (Invergordon)

- 9.1 Landowner unwilling to sell and there are insufficient grounds to pursue a CPO. Consequently it is necessary to reallocate the VDLF budget to substitute projects.

10. Invergordon Industrial Estate (Invergordon)

- 10.1 This site is owned by Global Energy Group (GEG) and not the Council as originally thought. The Council has approached GEG to ascertain what their intentions are for the site and if none exist, whether they would be willing to sell the site to the Council. If the Council has not received a response by 17 January 2014 then it will be necessary to reallocate the VDLF budget to substitute projects.

11. Riverside Field (Dingwall)

- 11.1 Phase 1 Desktop Study currently being reviewed by the Council's Contaminated Land Unit. On completion of the review, phase 2 intrusive site investigations will take place. It is anticipated that this work will be commissioned by the end of 2013, with a view to starting on site early in January 2014.

12. Whiteness Head (Ardersier)

- 12.1 VDLF financial support to be made in accordance with the EC Support for Land Remediation Scheme. As such the Council has appointed an independent member of the Royal Institute Chartered Surveyors to assist in the VDLF application process. Legal commitment of funds to be achieved by end of the January 2014.

13. Inverlochy Distillery (Fort William)

- 13.1 VDLF eligible site clearance/remediation complete and grant has been drawn down. Development to commence on site in January 2014.

14. Glenborrodale School (Glenborrodale)

- 14.1 Specification and Designs being finalised with start on site expected in January 2014.

15. Kilbeg Village (Skye)

- 15.1 VDLF application being assessed. Dialogue with HIE underway in respect to State Aid implications and what notified schemes are to be utilised. It is expected that legal commitment of funds will be achieved by end of January 2014.

16. Grounds of Rhind House (Wick)

- 16.1 Works commenced. VDLF will be drawn down by the end of 2013.