

## The Highland Council

City of Inverness Area Committee – 3 June 2013

Agenda Item	13
Report No	CIA/032/13

### Investing in Inverness and Area – Capital Projects

#### Report by Director of Finance

##### Summary

This report shows the annual budget, expenditure to end of April 2013 and projected year end position for 2013/14 for City of Inverness and area projects included in the Council's capital programme.

#### 1. Introduction

1.1 This report shows, subtotalled by Council Service, the capital projects being delivered in the City of Inverness and 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 budget figures do not represent the final 13/14 position due to the 12/13 accounts not being finalised and therefore any carry forward amounts have not yet been identified or included.

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

2.4 Ward Business Meetings are regularly provided with information on the TECS programme of works which details the planned work being delivered in the City of Inverness and area from the Roads Structural Capital Works budget.

#### 3. Recommendation

The Committee is invited to scrutinise the capital programme for Inverness and Area

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

				Appendix 1
	ANNUAL	ACTUALS	ESTIMATED	
	BUDGET	TO DATE	OUTTURN	NOTE
<b>ECS</b>				
EC092 Cricket Pavilion Fraser Park	4,000	0	4,000	Works complete - refurbishment of ground floor.
EC153 Major Plant Replacement - Inverness Leisure	1,056,000	0	1,056,000	Design in progress - refurbishment of facilities.
EC172 Glenurquhart Primary - Gaelic Unit	3,000	0	3,000	Balance of funding - to be re-allocated.
EC174 Inverness Royal Academy - New School	250,000	1,200	250,000	The existing budget relates to a redevelopment project that will no longer take place as a result to build a new school. For this reason the expenditure profiling is changed with the majority of the Capital expenditure being incurred in 2016/17 when the new school is completed
EC193 Holm Primary - Extension	30,000	(55)	30,000	Works nearing completion - operational in October.
EC194 Lochardil Primary - Extension	218,000	0	218,000	Buildings occupied; some works to be completed.
EC197 Aldourie Primary Refurbishment	28,000	0	28,000	Building handed over and occupied.
EC210 Raigmore Primary - Temporary Accommodation	1,394,000	0	1,394,000	Project delayed as result of construction procurement issues. These issues now resolved and project will progress
Total ECS	2,983,000	1,145	2,983,000	
<b>Health &amp; Social Care</b>				
SW031 Ach An Eas Asset No 6760 care of the Eldery Investment	636,000	0	636,000	Phase 2 works on site
SW039 Fostering Adaptations	4,500	2,200	4,500	Project to increase foster carer provision
Total Health & Social Care	640,500	2,200	640,500	
<b>HRA</b>				
HR109 HCC0232 Dalneigh Window & Door Replacements	1,279,000	-	1,279,000	New contractor & supplier. Sample windows to be tested before acceptance
HR110 HCC0233 South Kessock Kitchen Replacements	14,000	-	14,000	Complete
HR111 HCC0234 Inverness external cladding	90,000	-	90,000	Works progressing
HR113 HCC0236 Inverness gas heating upgrades 190no	955,000	-	955,000	Works progressing
HR127 HCC0298 Glendoe Terr Refurb Phase II	38,000	-	38,000	Project complete
HR131 HCC0316 Heating Replacements Nairn	174,000	-	174,000	Works accelerated. Additional properties added
HR132 HCC0317 Dalneigh Area Gas Heating Replacements	830,000	-	830,000	Contract let
HR133 HCC0318 Ballifeary Area Gas Heating Replacements	224,000	-	224,000	Works progressing
HR134 HCC0319 Inverness gas heating upgrades 158no	941,000	-	941,000	Works progressing
HR150 HCC0429 Inverness kitchens	255,000	-	255,000	Works progressing
HR151 HCC0430 Inverness bathrooms	594,000	-	594,000	Works progressing
HR153 HCC0423 Bad/Loch/Inv/Nairn Elec to Gas Heating	214,000	-	214,000	Gas connections paid in advance
HR156 HCC0426 Queen Mother House Inv Gas Heating	145,000	-	145,000	Works progressing
HR186 HCC0474-Glendoe terr., ph3	779,000	-	779,000	Tender being evaluated
HR505 CHB - Inverness, Assynt	100,000	6,460	100,000	34 units Completed
HR513 CHB Inverness, Burnside	1,250,000	77,508	1,250,000	12 Units on site
HR514 CHB Inverness, St Valery	680,000	-	680,000	26 units on site
HR521 CHB - Inverness, Telford Road	20,000	-	20,000	4 units Completed
HR522 CHB - Inverness, Kessock Court North	210,000	188,234	210,000	7 units Completed
HR523 CHB Former Jolly Drover	350,000	-	350,000	12 units out to Tender
HR531 CHB Round 5 Huntly House	400,000	-	400,000	21 units detailed design works
HR534 CHB 5 - Ardersier, Nairn Road	450,000	-	450,000	10 units on site
HR536 CHB 5 - Inverness, Milton of Leys P1	950,000	750	950,000	22 units Planning application lodged
HR537 CHB 5 - Inverness, Parks Farm	500,000	9,526	500,000	14 units contract let
HR538 CHB 5 - Inverness, Westercraigs P1	500,000	-	500,000	12 units Planning application lodged
HR551 CHB R5 - Inverness, Balloan Road	150,000	-	150,000	16 units detailed design works
HR554 CHB R5 - Inverness, Woodside	800,000	-	800,000	11 units on site

	ANNUAL BUDGET	ACTUALS TO DATE	ESTIMATED OUTTURN	NOTE
HR559 CHB R5 - Inverness, Craigton Avenue	-	-	-	16 units detailed feasibility
HR560 CHB R5 - Inverness, Caulfield Road	-	-	-	6 units detailed design works
HR561 CHB R5 - Inverness, Balloch	100,000	-	100,000	8 units detailed design works
HR562 CHB R5 - Inverness, Glendoe Terrace	400,000	-	400,000	15 Planning application lodged
<b>Total HRA</b>	<b>13,392,000</b>	<b>282,478</b>	<b>13,392,000</b>	
<b>Non HRA</b>				
NHT - Wester Craigs Phase 2	4,646,000		4,646,000	48 units
GH006 Re-siting Power Supplies at Longman Travelling People Site - Asset 20090	40,000		40,000	Site works in progress
Grant contribution to shovel-ready new build projects	289,000		289,000	contribution to 11 new builds at Woodside of Culloden
<b>Total Non HRA</b>	<b>4,975,000</b>	<b>0</b>	<b>4,975,000</b>	
<b>Planning &amp; Development</b>				
PD089 Inverness City Gateways	0	0	0	Quotes for preparation of strategy due Jan 2012. Implementation of capital works now anticipated 2013/14.
<b>Total Planning &amp; Development</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Property</b>				
PA014 DDAC0145 Charleston Community Centre	3,000	0	3,000	Works completed now in defects period
PA016 DDAC0147 Cameron Youth Centre	2,000	0	2,000	Works completed now in defects period
PA019 DDAC0150 Hilton Community Ctre Ed Offices	2,000	0	2,000	Project fully completed
PA069 DDAC0230 HQ Main and Chamber - Renew Entrance Doors - Asset 2035	3,000	0	3,000	Works completed now in defects period
PC002 PAC0322 Merkinch Comm Centre Rewire - Asset 6740	19,000	0	19,000	Works completed now in defects period
PE139 PAD0124 Bught Nursery & Glenurquhart PS Biomass Boilers Asset No 22190	50,000	33,891	50,000	Works completed now in defects period
PE140 PAD0125 Inverness HS & Hilton PS Biomass Boilers Asset No 22190	60,000	55,582	60,000	Works completed now in defects period
PE142 PAD0127 Beauly PS & Croy PS Biomass Boilers Asset No 22190	100,000	0	100,000	Works on site
PE148 PAD0133 Culloden Academy Biomass Boiler Asset No 22190	50,000	0	50,000	Works on site
PE155 PAC0450 Town House Inverness Ventilation Top Floor	21,000	0	21,000	Works completed now in defects period
PM007 Council Headquarters - Re-covering of Parapet Gutters	5,000	0	5,000	Works completed now in defects period
PM013 PAC0130 Town House Inverness Rewire Phase 1	3,000	0	3,000	Works completed now in defects period
PM018 PAC0155 North Tower Inverness Castle Rewire Phase 1	30,000	23,880	30,000	Works completed now in defects period
PM101 PAC0321 Central PS Replace Boiler - Asset 5550	4,000	0	4,000	Works completed now in defects period
PM114 PAC0364 Tomnacross PS Windows & Doors Asset 5625	10,000	6,865	10,000	Works completed now in defects period
PM115 PAC0365 Kinmylies PS Windows & Doors Asset 5600	100,000	83,765	100,000	Works completed now in defects period
PM117 PAC0367 Smithton Primary School Windows & Doors Asset No 5595	120,000	72,935	120,000	Works on site
PM118 PAC0368 Cradlehall PS Windows & Doors Asset No 5535	282,000	0	282,000	Final design stage
PM120 PAC0370 Tomnacross Ramps and Paths Asset 5625	77,000	0	77,000	Design in progress
PM121 PAC0371 Smithton PS Ramps and Paths Asset No 5595	77,000	0	77,000	Design in progress
PM133 PAC0380 HQ Refurb Toilets by ECS offices Asset 2035	10,000	0	10,000	Works completed now in defects period
PM140 PAC0393 Cradlehall Primary Boiler Replacement Asset 5535	3,000	0	3,000	Works completed now in defects period
PM141 PAC0394 Duncan Forbes Primary Boiler Replacement Asset 5560	3,000	0	3,000	Works completed now in defects period
PM145 Muirtown Primary School New Gas Boiler Asset Number 5540	2,000	0	2,000	Project Completed
PM153 PAC0409 Cradlehall P S Roofing Asset No 5535	13,000	0	13,000	Contract Awarded
PM166 PAC0437 Teanassie PS New Wastewater Drainage Asset No 5680	2,000	0	2,000	Works completed now in defects period
PM170 PAC0451 Spectrum Centre New Boilers Asset No 21945	41,000	0	41,000	Contract Awarded
PR003 PAC0469 Inverness Office Accomodation	96,000	0	96,000	Works completed now in defects period

	ANNUAL BUDGET	ACTUALS TO DATE	ESTIMATED OUTTURN	NOTE
Total Property	1,188,000	276,918	1,188,000	
TECS				
20373 South West Inverness Storm Water Relief	0	335,000	335,000	Phases 1, 2 & 3 complete. Holm Burn bridge replacement complete. Phase 4 completed by January 2013. Compensation payment for land paid in March. Mitigation planting Spring 2013 - £100k. Retention Phase 4 December 2013 - £90k.
22058 Inverness City Centre Transport	0	0	0	
TC460 Inshes District Park	15,000	43,000	15,000	Works complete and in maintenance; funded by Developer's Contributions
TC928 ITLR - West Link Asset No 21995	1,914,000	9,000	1,914,000	Following a decision of the Council to adopt Option 6 as the preferred option, design work has now moved on to the Stage III of the STAG assessment. Consultants, Capita Symonds, have been procured for the detailed design. Also a Planning Land Use Development Charrette has been progressed to take forward Members wishes that the recreational areas at Torvean and Ness-side be developed and enhanced on the back of the West Link and this will provide all stakeholders with an opportunity of inputting in to the future land use proposals for this area. A Ground Investigation Contract has been let to Holequest Ltd with Section 1 of the works completed and a return visit due in June/July for the ground investigation at the River Ness.
TC981 Lowe Foyers Bridge - Lifeline Bridges - Asset No 21995	0	0	0	Progressing of Preparatory Design
TD041 Inverness Trunk Link Road - Transport Scotland East Link Asset No. 21995	0	0	0	Transport Scotland (TS) at public displays on 6th and 7th February 2012 in Nairn and Balloch published their options for dualling the A96 from Raigmore to Nairn, the A9/A96 East Link and Nairn Bypass. This was undertaken as a joint exercise with HC Planning Service for their Inverness East Local Development Plan proposals. HC have arranged for traffic modelling work to be undertaken on the TS proposals for the East Link relative to the HC proposals for Inshes Improvements. This work is continuing and further meetings with TS are planned.
TD042 Inshes Junction Phase 1 - Culloden Road Improvements East of Inshes Overbridge Asset No. 21995	375,000	13,000	375,000	Works have been awarded with a start 14 January for 20 weeks. Fully funded by developers contributions.
TD043 Inshes Junction Phase 2 - Improvements West of Inshes Overbridge Asset No. 21995	175,000	1,000	175,000	Design work ongoing. Traffic modelling work well developed. Work being coordinated with Transport Scotland and their work on the East Link.
TD047 B9090 White Bridge - Lifeline Bridges Asset No 21995	0	0	0	Progressing of Preparatory Design
TD048 River Ness Flooding - (Tidal) - Asset No 21895	7,973,000	1,000	7,973,000	Design work for phase 1 & 2 ongoing; advance utilities works about to commence.
River Ness Streetscaping Works	500,000	0	500,000	
River Ness Flooding - (Non Tidal)	10,000	0	10,000	
Smithton / Culloden Flooding	435,000	0	435,000	
Mill Burn	10,000	0	10,000	
TD053 B861/B851 Inverarnie Junction	0	0	0	
TD056 B851/B862 South Loch Ness Road Widening Improvements	600,000	0	600,000	Ongoing dialogue over developer funded works. Design for other sections ongoing with construction works advanced and accommodation works planned.
TD065 Tower Road Culloden AMW Asset No 21995	0	0	0	
Total TECS	12,007,000	402,000	12,342,000	
TOTAL INVERNESS CITY	35,185,500	964,741	35,520,500	