

Agenda Item	10b
Report No	CIA/22/22

THE HIGHLAND COUNCIL

Committee: City of Inverness Area Committee

Date: 14 September 2022

Report Title: Inverness Common Good Fund
Capital Projects Update Report

Report By: Executive Chief Officer Housing & Property
Executive Chief Officer Communities and Place

1. Purpose/Executive Summary

1.1 This report details the current status of capital projects for the Inverness Common Good Fund.

2. Recommendations

2.1 Members are asked to scrutinise the current status of capital projects.

3. Implications

3.1 Resource implications – The projects are resourced from the agreed budget approved at City of Inverness Area Committee held on 17 February 2022. The project updates confirm the budget status. All projects remain fully funded and on budget.

3.2 Legal implications- The application of funds will fall within the competency guidelines set out both in statute and in common law in relation to Common Good Funds.

3.3 Community (Equality, Poverty, Rural and Island) impacts – None

3.4 Climate Change / Carbon Clever implications– None

3.5 Risk implications – The impact of Covid 19 is referred to within the report and continues to be a risk to project delivery timescales and costs.

3.6 Gaelic implications – None

4. Capital Programme Update

4.1 This report provides project status information and financial progress for current key capital projects funded by the Inverness Common Good Fund, as of 30 June 2022.

4.2 The current status of each individual project is summarised below. Sums allocated to each project for the current financial year are shown within **Appendix 1**.

4.3 Conservation of External Fabric Phase 3, Town House, Inverness

The project is now complete and in the 12 months defects period. This is reflected in the underspend showing in **Appendix 1** which details retentions expected to have been paid out in the current financial year but which remain outstanding due to slippage in the project programme.

4.4	Agreed Total Common Good Funding	£3,204,000
	Additional HES Funding	£ 400,000
	Revised Total Budget	£3,604,000
	Anticipated Final Account	£3,595,402

4.5 Victorian Market, Academy Street Entrance Upgrade

The project was completed in 2019 and in the defects period. The project was delivered on budget.

4.6	Agreed Total Common Good Funding	£20,148
	Third Party Funding	£30,256
	Total Project Costs	£50,404
	Anticipated Final Account	£50,404

4.7 Victorian Market, Market Hall & Fish Market Refurbishment

The project is now complete and in the 12 months defects period.

4.8	Total Project Funding	
	Common Good	£1,635,339
	Town Centre Fund	£ 250,000
	Place Based Investment Programme	£ 79,000
	Total Budget	£1,964,339

	Anticipated Final Account	£1,820,808
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4.9 The project commenced in 2019 to refurbish the Market Halls. A business case was agreed at CIAC held on 21st November 2019. The report can be found at:

https://www.highland.gov.uk/meetings/meeting/4195/city_of_inverness_area_committee

15 Modern units have been created around a new vibrant centre space, with 5 of the units being lets and number of other interested parties currently considering opportunities. Arrangements are in hand to ensure that the units are let as quickly as possible and that the market will deliver on expectations in respect of creating an even more attractive destination than it already is. The annual report on the Victorian Market will be presented to Committee later this year.

5. Governance

- 5.1 These projects are funded by the Inverness Common Good Fund and monthly Contract Monitoring reports will be issued to the Inverness City Area Manager, in line with governance arrangements.
- 5.2 Any further requests for additional funding or new initiatives requiring funding will be brought to subsequent meetings of this committee for approval.

Designation: Executive Chief Officer, Housing & Property
Executive Chief Officer Communities and Place

Date: 23 August 2022

Author: David Haas, Inverness City Area Manager
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Background Papers:

**APPENDIX 1
MONITORING STATEMENT 2022/23
INVERNESS COMMON GOOD FUND PROJECT SPEND
FOR PERIOD ENDING JUNE 22**

	ACTUAL YEAR TO DATE	ANNUAL BUDGET	ESTIMATED OUTTURN	ESTIMATED VARIANCE
	£000	£000	£001	£000
PROJECT SPEND				
Town House Refurbishment - Phase 3	74	80	80	0
Victorian Market - Market Hall Improvements	114	410	410	0
Compensation Payments - Victorian Market	0	8	8	0
TOTAL TO BE FUNDED FROM RESERVES	188	498	498	0