

EAST AYRSHIRE COUNCIL

CABINET - 11 FEBRUARY 2009

CAPITAL INVESTMENT PROGRAMME 2009/10 to 2018/19

Report by Executive Head of Finance and Asset Management

1 PURPOSE OF REPORT

- 1.1** To seek Cabinet approval of the General Services Capital Investment Programme for 2009/10 to 2018/19.

2 BACKGROUND

- 2.1** The Cabinet on 21 January 2009 agreed that the draft 10 year Capital Investment Programme be issued for consultation purposes following consideration of a report by the Executive Head of Finance and Asset Management.

3 RESULTS OF CONSULTATION

- 3.1** Public consultation was carried out between 21 January 2009 and 4 February 2009. A total of 66 groups and organisations were represented at meetings and 29 mail and email responses were received. A number of issues were raised with responses being provided. The key messages were of support for the Council's strategy of;

- Ensuring that buildings are fit for purpose and meet required statutory and regulatory standards including Health and Safety and Disabled Access
- Minimising costs by maximising the use of property assets including co-location of services wherever appropriate
- Improving the schools estate
- Utilisation of surplus accommodation particularly where this helps secure the longer term viability of under-occupied school buildings
- Regeneration of Kilmarnock and Cumnock Town Centre
- Improving strategic road links including the A70 and A71
- Improving sports, leisure and cultural opportunities

4. PROPOSED PROGRAMME

- 4.1** Appendix 1 shows the proposed 10 Year Programme amended in line with the issues in the following paragraphs. Appendix 2 shows the detail of the more minor works which are currently proposed within the programme.
- 4.2** Since the preparation of the Consultation Report, the allocation for the Rosebank Resource centre, where construction has already started, has been reduced from £2.5m to £2.0m in line with current cost forecasts.
- 4.3** Correspondence has been received from the Scottish Government offering £0.100m on a match fund basis for the expansion of Telecare. Given that this is an area highlighted in the Social Services Sustainability Plan which offers significant potential for the enhancement of care at reduced cost levels, it is proposed that £0.100m of the saving identified above be allocated against this to allow the match funding to be accessed. The remaining £0.400m can be held as an unallocated contingency sum in the meantime. Members will recall for example, that work is in hand to try to identify alternatives to flat roofing and this could be one of the areas where additional expenditure may be beneficial.
- 4.4** It should be noted that the figures shown for each scheme are indicative only. In many cases departments still have to finalise the project brief and in addition the current state of the construction market makes it difficult to predict how attractive some of the projects will be to building contractors and what their costs and order books will look like as the economic downturn takes hold.
- 4.5** Similarly timescales are indicative and depend on factors such as the finalisation of departmental requirements, identification of appropriate sites, planning conditions and so on and the opportunity has been taken to revise some timescales to take account of progress in these areas. Departments should be encouraged to present any necessary option appraisal reports to Cabinet and to finalise and lock down their requirements in consultation with their respective Project Delivery Manager within the Asset Improvement Service as quickly as possible given the strategy to accelerate capital spending to assist the local economy.
- 4.6** As indicated previously, additional projects may be added where these would reduce overall revenue costs on a spend to save basis.
- 4.7** Proposals for use of the £19.882m still to be allocated will be presented to the Cabinet as costs become firm and as new projects are prioritised and costed over the 10 year period.

5. RECOMMENDATIONS

It is recommended that Members:

- i) approve the 10 year Capital Investment Programme set out in Appendix 1 and the detailed minor works programme in Appendix 2; and
- ii) otherwise note the contents of this report.

Alex McPhee
Executive Head of Finance and Asset Management
AMcP/JB
5 February 2009

LIST OF BACKGROUND PAPERS NIL

Members wishing further information should contact Alex McPhee, Executive Head of Finance and Asset Management, Telephone 01563 576300.

APPENDIX 1

Project	Proposed Indicative Allocations					Current Allocation
	09/10 £m	10/11 - 12/13 £m	13/14 - 15/16 £m	16/17 - 18/19 £m	TOTAL 2009/10 - 2018/19 £m	08/09 £m
EDUCATIONAL AND SOCIAL SERVICES						
Netherthird Community Facilities	0.200				0.200	0.900
Stewarton Academy Facilities	0.044				0.044	0.500
Galston Community Facilities		1.500			1.500	
Darvel Primary		3.000			3.000	
Flowerbank Nursery		1.750			1.750	
Merger Witchhill & Woodstock Schools	0.100	5.900			6.000	
New Cumnock Primary School and Community Facility	0.300	7.700			8.000	
Patna / St Xaviers Primary Schools Co-location	0.100	8.900			9.000	
Replacement Schools		12.000	7.000		19.000	
GLOW Project	0.200	0.600	0.600	0.600	2.000	
Rosebank Resource Centre	1.100	0.100			1.200	0.800
Stewarton Townhouse Refurbishment	0.200				0.200	0.200
Children's Unit North	0.250	1.250			1.500	
Replacement Hurlford Day Centre		2.500			2.500	
Telecare Development	0.100				0.100	
Miscellaneous Refurbishment (Appendix 2)	3.650	5.425	0.550		9.625	
NEIGHBOURHOOD SERVICES						
Crosshouse Resource Centre	0.700				0.700	0.080
Galston Local Office/ Social Work Facility	0.500	1.100			1.600	
Palace Theatre / Grand Hall Refurbishment (Phase 3)	0.400				0.400	0.200
Refurbishment of the Baird Institute	0.400				0.400	0.200
Public Art Initiative	0.050	0.150			0.200	0.050
Kilmarnock Athletics Facilities	0.200	3.550			3.750	
New Sports Pavilions	0.600	0.600			1.200	
Improvements to Major Parks	0.200	0.600			0.800	0.200
Auchinleck Resource Centre		0.956			0.956	
Depot Improvements		5.600			5.600	
Stewarton Sports Facilities		4.300			4.300	
Roads & Transportation Programme	3.500	11.700	13.500	15.300	44.000	3.500
Dean Ford Bridge	0.050	0.950			1.000	
Flood Prevention		0.500			0.500	
Stewarton Park & Ride Facility	0.140				0.140	
Miscellaneous (Appendix 2)	0.335	0.770	0.240		1.345	
CORPORATE SUPPORT						
New Data Centre/Meeting Facilities	1.300	1.250			2.550	
Kilmarnock Town Centre		21.000			21.000	0.522
Cumnock Town Centre	1.693	10.000			11.693	2.107
Regeneration - General		5.000			5.000	
ICT Corporate & Departmental	1.040	1.681	1.500	1.500	5.721	0.642
Corporate Accommodation	0.800	1.848	0.500		3.148	
Health & Safety/ DDA Issues - All Services	0.500	1.500	1.500	1.500	5.000	
Unallocated	0.400	0.522	8.760	10.200	19.882	
Budget Brought Forward	-5.548	-0.956			-6.504	
Total Additional Indicative Expenditure	13.504	123.246	34.150	29.100	200.000	

APPENDIX 2

REFURBISHMENTS - 2009/10 TO 2018/19

REURBISHMENTS	09/10	10/11 -	13/14 -	16/17 -	TOTAL
	£m	12/13	15/16	18/19	£m
EDUCATION & SOCIAL SERVICES					
Auchinleck Academy - PE Block Window Replacement	0.150				0.150
Auchinleck Academy - PE Block Upgrade	0.470				0.470
Bellsbank Primary - Window Replacement	0.100				0.100
Bellsbank IFE - Electrical Upgrade	0.125				0.125
Cairns Nursery - Window Replacement	0.100				0.100
Crosshouse Nursery - Window Replacement	0.100				0.100
Crosshouse Primary - Window Replacement (Final Phase)	0.090				0.090
Crossroads Primary - Roofing Works			0.250		0.250
Crossroads Primary - Electrical Fire Upgrade		0.100			0.100
Crossroads Primary - Toilets Upgrade			0.050		0.050
Crossroads Primary - Window & External Cladding Replaceme			0.250		0.250
Cumnock Academy - Window Replacement	0.250	0.250			0.500
Dalmellington Primary - Window Replacement	0.100				0.100
Dalmellington Community Centre - Toilet Refurbishment	0.025				0.025
Doon Academy - Window Replacement	0.100				0.100
Doon Academy - Toilet Replacement	0.060				0.060
Dunlop Primary - Window Replacement	0.200				0.200
Fenwick Primary - Electrical / Fire Alarm	0.125	0.075			0.200
Gargieston Primary - Window Replacement		0.350			0.350
Hillhead Primary - Electrical / Fire Upgrade	0.110	0.110			0.220
James Hamilton Academy - Home Economics Room	0.150	0.150			0.300
James Hamilton Academy External Door Replacement	0.114				0.114
Lainshaw Primary School Electrical Upgrade	0.149				0.149
Littlemill Primary School (Better Schools : Better Learning)		1.320			1.320
Logan Primary - Window Upgrade	0.075	0.000			0.075
Loudoun Academy - Electrical Rewire	0.150	0.450			0.600
Muirkirk Primary - Roofing Works	0.100	0.100			0.200
Nether Robertland Primary - Window Replacement	0.200	0.200			0.400
New Cumnock Community Centre - Boiler Plant Replacement	0.120				0.120
Onthank Community Centre - Boiler Plant Replacement	0.110				0.110
Onthank Primary School Kitchen Upgrade	0.002				0.002
Riccarton Nursery - Window Replacement	0.075				0.075
Silverwood Primary - Window Replacement	0.200	0.200			0.400
Sorn Primary School (Better Schools : Better Learning)		1.720			1.720
Stewarton Academy - Roofing Works	0.100	0.100			0.200
Woodstock Centre - Accessible Toilet		0.100			0.100
Dunlop Primary - Kitchen and Counter Renewa		0.035			0.035
Lainshaw Primary - Kitchen and Counter Renewa		0.045			0.045
Logan Primary - Kitchen and Counter Renewa		0.040			0.040
Loudoun Academy - Kitchen and Counter Renewa		0.080			0.080
NEIGHBOURHOOD SERVICES					
Cemeteries Extension	0.150	0.200	0.050		0.400
Playpark Investment Programme	0.155	0.480	0.160		0.795
Core Paths Plan	0.030	0.090	0.030		0.150
CORPORATE AND COUNCIL ISSUES					
Headquarters Building Roof & DDA	0.300	0.348			0.648
Health & Safety / DDA Works	0.500	1.500	1.500	1.500	5.000
Corporate Accommodation	0.500	1.500	0.500		2.500
Balance To Be Allocated	0.400	0.522	8.760	10.200	19.882
TOTAL	5.685	10.065	11.550	11.700	39.000