

THE HIGHLAND COUNCIL

RESOURCES COMMITTEE

14 June 2006

Agenda Item	
Report No	

**Property and Architectural Services Capital Works Budget Including
Strategic Asset Management and DDA Allocation Works, 2005/06 and 2006/07**

Report by the Director of Property & Architectural Services

SUMMARY

This report sets out the current position with regard to the component parts of the 2005/06 and 2006/07 Property and Architectural Services Capital Works Budget including Strategic Asset Management and DDA Projects.

1. Introduction

1.1 The Capital Allocations for financial year 2005/06 as apportioned to Property and Architectural Services are as indicated on **Appendix 1**, but cover:

- £2,400,000 for Strategic Asset Management works,
- £1,543,000 for Disability Discrimination Act (DDA) works,
- £555,000 for Statutory Compliance,
- £283,000 for Osprey House, and
- £250,000 for Drummie office refurbishment.

Giving a total figure for this year, 2005/06, of **£ 5,031,000**

1.2 The Capital Allocations for financial year 2006/07 as apportioned to Property and Architectural Services are:

- £2,400,000 for Strategic Asset Management works,
- £713,000 for Disability Discrimination Act (DDA) works,
- £450,000 for Statutory Compliance, and
- £2,850,000 for Drummie office refurbishment.

Giving a total figure for this year, 2006/07 of **£6,413,000**. This does not make any allowance for carry forward monies from 2005/06. These will be accounted for once the actual final figures for 2005/06 are known.

2. Strategic Asset Management Works

2.1 A total of **£2,400,000** has been allocated to the Strategic Asset Management Budget for 2005/06. This comprises:

- £1,350,000 for expenditure on Site Specific Health and Safety Works
- £475,000 carry forward from 2004/05 financial year for expenditure on Site Specific Health and Safety Works
- £575,000 for expenditure on Non Site Specific Health and Safety Works

- 2.2 The “near final” expenditure as estimated to be achieved at the end of **March 2006, Appendix 1**, shows a percentage spend of the budget of **78%** compared to **79%** at the same point in the last financial year. However, the legally committed expenditure is approximately **69%** of the approved budget, compared to **50%** at the same point in the last financial year.
- 2.3 It should therefore be noted that the total estimated “near final” outturn is entered as **£1,874,000** this is a collective under spend of **£526,000**. This is a slight improvement on that figure presented in the Resources Committee report of 19th April 2006. (**£558,163**)
- 2.4 **Appendix 2** shows the list of projects that are being undertaken through the 2005/06 and 2006/07 financial years.

3. DDA Works

- 3.1 A total of **£1,543,000** has been allocated to address Works required to enable the premises to Comply with Part 111 of the Disability Discrimination Act (DDA) for 2005/06. This comprises:

- £713,000 for expenditure on specific works
- £830,000 carry forward from 2004/05 on specific works

- 3.2 The “near final” expenditure as estimated to be achieved at the end of **March 2006, Appendix 1**, shows a percentage spend of the budget of **56%** compared to **43%** at the same point in the last financial year and **6%** in year 03/04.
- 3.3 It should therefore be noted that the total estimated “near final” outturn is entered as **£869,000** this is a collective under spend of **£674,000**. This is a slight improvement on that figure presented in the Resources Committee Report of 19th April 2006. (**£734,492**)
- 3.4 **Appendix 3** shows the list of projects that are being undertaken through the 2005/06 and 2006/07 financial years.

4. Other Capital Works

- 4.1 Osprey House, although as a project is completed, is showing an overspend at this moment of **£116,000**. This is due to previously anticipated property sales not yet being concluded. This figure will reduce as the relevant properties are sold. It should be noted that this is a reduction from the previous resources Committee Report of 19th April 2006.
- 4.2 Members should note that tenders are now returned for the refurbishment of **Drummuie** buildings into Office Accommodation for East Sutherland area. The tenders have been evaluated and appraised and the outcome of this exercise shall be made known to Committee once all the aspects have been reconciled. The Planning Permission application is with the Scottish Executive for approval. The client for this project, the County of Sutherland Area Manager, is being kept informed throughout the evaluation process. The anticipated spend against this project of **£250,000** this financial year is showing **£294,000** at the “near final” stage, an increase of **£44,000**.

RECOMMENDATION

Members are asked to note the current position with regards to the 2005/06 and 2006/07 Property and Architectural Services Capital Programme and to:

1. Instruct the Director of Property & Architectural Services to continue to maximise expenditure against the approved per annum budgets and to continue to seek to improve the ongoing under spend situation regarding both the SAM and DDA projects.
2. Approve continued consultation with local Community Groups as a means of ensuring that proposed alterations to public-caller buildings meet the actual needs of disabled people.
3. Approve the allocation of funds against individual projects, for both the DDA and SAM budgets, as listed within the detailed project lists contained in Appendices 2 and 3.
4. Note the anticipated under expenditure within the budgets against the SAM and DDA budgets.

Signature:

Designation: **Director of Property & Architectural; Services**

Date: 5 June 2006

Author: Mr Sandy Young, Head of Contracts

THE HIGHLAND COUNCIL
MONITORING OF CAPITAL EXPENDITURE - 1st April to 31 March 2006 Near Final

Appendix 1

SERVICE: PROPERTY & ARCHITECTURAL SERVICES

Projects	Project Code	2005/06						Notes
		Budget			Actual		Variance	
		A	B	C	D	E	F	
		Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure £(000)	Net Actual Outturn £(000)	Col E minus Col C £(000)	
Strategic Asset Management								
Health & Safety (S.A.M.)	20856	2,400	0	2,400	1,874	1,874	(526)	
Disability Discrimination Act	21866	1,543	0	1,543	869	869	(674)	
Statutory Compliance	22009	555	0	555	579	579	24	
Osprey House, Alness	22163	283	206	77	193	193	116	Ring-fenced receipts outstanding
Drummuie House	22281	250	0	250	294	294	44	
		5,031	206	4,825	3,810	3,810	(1,015)	

STRATEGIC ASSET MANAGEMENT CAPITAL PROGRAMME - 2005-2007 Appendix 2

STATUS REPORT - 25 MAY 2006

SECTION 1 - SITE SPECIFIC PROJECTS

Code	Project Title	Total Project Cost	Estimated Expenditure		Comments
		2005-2007	2005-2006	2006-2007	
PA10169	Kingussie Courthouse - structural repairs	50,000	0	50,000	Project being initiated.
PA20129	Market Square Offices, Wick - Replacement of External Stair	51,000	26,417	642	Works complete.
PA20233	Castletown Primary School - Re-roofing, Phase Two	160,000	142,582	9,489	Works complete.
PA20253	Assembly Rooms, Wick - Work to Comply with Fire Regulations	8,000	6,373	0	Works complete.
PA20254	Market Square Offices, Wick - Replacement Fire Alarms/Emergency Lighting	96,000	90,915	2,678	Works complete.
PA20265	Miller Academy Primary School - Re-Roofing of Community Learning Centre	61,000	42,234	15,194	Works complete.
PA20271	Hillhead Primary School - Replacement Windows	216,000	176,683	30,008	Works complete.
	ECS contribution.	-100,000	0	-100,000	
PA30420	Cauldeen Primary School - Replacement Windows, Phase Five	100,000	0	100,000	Contribution to ECS30530 (refurbishment of infant's block) - tender documents being finalised.
PA30445	Council Offices, Kinmylies - Work to Oil Bund	5,000	3,879	0	Works complete.
PA30499	Charleston Academy - Replacement Lift	102,000	24,477	72,000	Contract awarded - starting on site 3 July.
PA30562	Inverness Royal Academy - Emergency Lighting	121,000	85,310	32,847	Works complete.
	ECS contribution.	-40,000	0	-40,000	
	Inverness Museum and Art Gallery	150,000	0	150,000	Contribution to DDA30481 - detailed design stage. Planning application has been submitted.
PA30597	Inverness Castle - structural repairs	50,000	0	50,000	Project being initiated.
PA40351	Lochaber House - Alterations to Office Accommodation	30,000	0	30,000	Project being initiated.
PA40322	Ballachulish Primary School - Re-build Boundary Wall	53,000	48,123	1,475	Works complete.

SECTION 1 - SITE SPECIFIC PROJECTS (CONTINUED)

Code	Project Title				Comments
PA40370	Canna Primary School - Various Works	50,000	3,261	45,326	Tender documents being finalised - awaiting timber preservation survey.
	ECS contribution.	-25,000	0	-25,000	
PA40382	Lochaber High School - Boiler Plant	40,000	2,609	36,260	Design in progress.
PA50120	Nairn Academy - Replacement Gas Mains	15,000	12,689	0	Works complete.
	Nairn Town Centre - Office Rationalisation, Phase One	50,000	0	50,000	Contribution to DDA50112.
PA60410	Bridgend Primary School - External Wall Insulation/Replacement Windows,Phase Three	200,000	15,530	180,684	Tenders returned.
PA60411	Milton Primary - Replacement Roof Covering	520,000	51,533	461,098	On site.
PA60414	Alness Academy, Games Hall - Re-Roofing and Ventilation	302,000	210,127	85,034	On site.
	ECS contribution.	-74,000	0	-74,000	
PA60461	Avoch Primary School - Replacement Boiler Plant	200,000	19,062	181,403	Design in progress.
PA60462	Dingwall Leisure Centre - Replacement Boiler Plant	21,000	18,721	0	Works complete.
PA60463	Dingwall Primary School - Replacement Boiler Plant	186,000	64,598	121,402	Being redesigned from oil to woodchip.
PA60464	Park Primary School - Replacement Roof Covering	48,000	43,584	0	Works complete.
PA60484	Ross House, Dingwall - Installation of Ventilation, Final Phase	60,000	1,304	54,392	Design in progress.
PA60526	Dingwall Education Centre - Replacement Boiler Plant	60,000	3,913	54,392	Design in progress.

SECTION 1 - SITE SPECIFIC PROJECTS (CONTINUED)

Code	Project Title				Comments
PA60534	Strathconon Primary School - Water Supply	21,000	21,205	0	Works complete.
PA60604	Strathconon Primary School - Drainage Works	40,000	0	40,000	Project being initiated.
	Tain Service Point - Structural Repairs	30,000	30,000	0	Contribution only.
PA80188	Brora Primary School - Electrical Upgrade, Phase One	192,000	173,821	15,373	Works complete.
PA80189	Dornoch Academy - Electrical Upgrade, Phase Two	110,000	28,336	20,691	Works complete.
PA80222	Dornoch Academy - Electrical Upgrade, Phase Three	180,000	8,609	158,478	Currently out to tender.
PA80266	Golspie Primary School - Temporary Boiler Plant	75,000	0	75,000	Project being initiated.
PA90136	HQ - Refurbishment of Toilets	72,000	63,697	1,980	Works complete.
PA90138	Blocks A & B, HQ - Ventilation System Controls	40,000	0	36,260	Design in progress.
Various	Various Projects - Design Work Only	150,000	14,969	99,753	Design in progress.
Various	Various Retentions	N/A	62,918	0	
PA90151	Headquarters Building - Various Works	365,000	11,484	353,516	Awaiting amended feasibility layout and brief.

SECTION 2 - NON-SITE SPECIFIC PROJECTS

Code	Project Title				Comments
PA90139	Asbestos Removal	145,000	75,549	70,000	Ongoing.
PA90140	Boiler Chimneys - Inspection/ Upgrading/Repairs	45,000	16,712	30,000	Ongoing.
PA90141	Emergency Repairs - Electrical	50,000	22,033	25,000	Ongoing.
PA90142	Emergency Repairs - Heating	100,000	54,328	45,000	Ongoing.
PA90143	Emergency Repairs - Roofs	90,000	47,143	40,000	Ongoing.
PA90144	Emergency Repairs - Structural	75,000	27,847	50,000	Ongoing.
PA90145	Glazing - Upgrading to Comply With Regulations	35,000	5,456	30,000	Ongoing.
PA90146	Installation of Ventilation Systems	35,000	8,903	25,000	Ongoing.
PA90147	Oil Tank & Underground Pipe Replacement	75,000	30,928	45,000	Ongoing.
PA90148	Water Safety Management	300,000	74,902	225,000	Ongoing.
	Sub-Total	4,991,000	1,872,764	2,961,375	

		Total Project Cost	Estimated Expenditure		
Code	Project Title	2005-2007	2005-2006	2006-2007	Comments

SUMMARY

	Site Specific Projects	3,966,000	1,508,963	2,376,375	
	Non-Site Specific Projects	950,000	363,801	585,000	
	Total	4,916,000	1,872,764	2,961,375	

DDA PROGRESS - CAPITAL PROGRAMME 2005 - 2007 - Appendix 3

STATUS REPORT - 25 MAY 06

Code	Project Title	Project Costs	05/06 Expenditure	06/07 Estimated Expenditure	Comments
SERVICE POINTS					
Badenoch & Strathspey Area					
DDA10116	Aviemore Service Point	150,333	8,175	3,826	Works complete.
DDA10117	Grantown Service Point				
DDA10118	Kingussie Service Point				
Caithness Area					
	Wick Service Point	45,000	0	45,000	New Project for 2006/07
DDA20207	Thurso Service Point	50,000	35,000	5,000	Works Complete. Retention held
Inverness, Nairn and B&S Areas					
DDA30376	Inverness Service Point	137,292	14,525	5,000	In defects period.
DDA30382	Arderseier Service Point	39,109	560	0	Complete
DDA30383	Fort Augustus Service Point		560	0	Complete
DDA30596	Drumnadrochit Service Point	0	0	0	Audit to be done. Budget to be set
Lochaber Area					
DDA40256	Acharacle Service Point	56,208	44,306	15,000	Snagging
DDA40257	Kinlochleven Service Point				Snagging
DDA40391	Mallaig Service Point	12,000	0	12,000	Work getting done through C.O.W
Ross and Cromarty Area					
DDA60349	Fortrose Service Point	62,500	11,000	60,353	On site
DDA60351	Muir of Ord Service Point	70,000	3,802	64,545	Contract due to start on site in June. Problem getting decant property.
DDA60352	Dingwall Service Point	10,000	2,066	9,750	Await clients instruction.
DDA60348	Alness Service Point	50,000	2,427	45,000	Project Brief has recently been revised at the request of the client. Consultant CA to revise the drawings.
DDA60350	Invergordon Service Point	0	0	0	Audit/Briefing
DDA60353	Tain Service Point	27,000	25,260	1,740	Complete
DDA60586	Gairloch Service Point	25,000	0	24,000	Outline design
DDA60587	Ullapool Service Point	40,000	0	38,000	Outline design

Skye & Lochalsh Area					
DDA60354	Lochcarron Service Point	50,910	21,034	6,000	Outstanding remedial works to be addressed by contractor. Contractor failed to return to site to complete works. Contractual action to be taken.
DDA70117	Broadford Service Point				Practical Completion issued.
DDA70127	Portree - Portree Museum	111,742	16,882	0	Complete
DDA70128	Portree - Tigh na Sgìre (Office)				Complete
DDA70206	Dunvegan Service Point	0	0	0	Audit to be done. Budget to be set
Sutherland Area					
DDA80153	Bettyhill Service Point	55,898	14,520	40,344	Snagging stage.
DDA80154	Bonar Bridge Service Point	43,756	37,984	5,628	
DDA80155	Brora Service Point	33,640	28,583	4,930	
DDA80158	Lochinver Service Point	14,220	11,167	2,976	
DDA80156	Golspie Service Point	5,325	4,928	387	
DDA80157	Lairg Service Point	93,426	67,079	25,689	
DDA80258	Helmsdale Service Point	10,000	0	10,000	To be done through C.O.W.
DDA80259	Durness Service Point	0	0	0	Audit to be done. Budget to be set

PUBLIC CALLER BUILDINGS					
Inverness, Nairn and B&S Areas					
DDA30581	Inverness Library	9,208	8,007	1,171	Complete
DDA10119	Aviemore Library	12,000	10,112	1,841	Works complete
DDA30384	Beauly Library	20,000	6,651	13,016	Works complete
DDA30481	Inverness Museum	100,000	0	100,000	Detailed design stage
DDA50089	Nairn Swimming Pool, Ph 1 & 2	350,000	338,999	0	Facility back in use. Recharge exercise required after the final account has been agreed.
Caithness and Sutherland Areas					
DDA20210	Thurso Library	30,000	596	28,669	Tender stage
DDA20211	Thurso Registrars	30,000	273	28,983	Tender stage
DDA20212	Thurso Social Work Office	21,781	0	21,236	Await audit from DDA consultant. Estimated Budget and Expenditure - to be reviewed on completion of the audit and drawings.
DDA80151	Brora Library	45,000	1,102	42,801	Re-tender due to poor tender response.
Lochaber Area					
DDA40252	Caol Library	35,000	1,205	32,950	Approaching tender stage
Ross and Cromarty Area					
DDA60355	Achiltibuie Library	37,281	3,618	32,822	On site
DDA60364	Ullapool Library				On Site
DDA60356	Applecross Library	53,133	29,103	23,429	On Hold
DDA60367	Lochcarron Library				On Site
DDA60366/60357	Alness Library/Community Centre	39,100	16,984	21,563	On Site
Skye and Lochalsh Area					
DDA70122	Portree Planning Office	35,000	189	33,941	Survey done. Drawings with DDA consultant for appraisal. Counter design to be agreed. Landlords consent being addressed. Estimated Budget and Expenditure.
Sub-total		2,010,863	766,696	807,590	

CREMATORIUM, PRINCIPAL ADMINISTRATION BUILDINGS, COUNCIL CHAMBER AND COURTROOM FACILITIES					
Inverness and Nairn Areas					
DDA30452	Inverness Crematorium	30,000	2,936	26,387	Signage and Handrails to be complete. Handrail getting redesigned. Problem with access to facility as access is restricted due to the number of services service. Awaiting action from DDA consultant. Works getting done through C.O.W.
DDA30453	Council Headquarters Chamber	150,000	0	146,250	Project review required. Budget and Expenditure estimated.
DDA30467	Hilton Service Point	42,000	4,022	37,028	On site
DDA50112	Nairn Courthouse	397,900	18,565	369,852	Tenders going out to contractor 26/5. Project joint with DDA50157
DDA50119	Nairn Community Centre	8,016	993	0	Complete
DDA50157	Barron House	60,000	0	58,500	Tenders going out to contractor 26/5. Contract joint with DDA 50112
Lochaber Area					
DDA40313	Lochaber House	200,000	0	195,000	Await further client direction.
Ross & Cromarty Area					
DDA60427	Dingwall Council Offices	244,185	44,189	194,996	Issue getting contractor to start on site. Scheduled to commence within the next two weeks
Skye & Lochalsh Area					
DDA70162	Kyle Service Point	120,000	0	120,000	Contribution to C.E project.
DDA80221	Golspie Swimming Pool (in conjunction with other works)	50,000	0	50,000	Contribution to ECS Project.
	Sub-total	1,302,101	70,706	1,198,013	
SUMMARY					
Service Points and Public Caller Buildings		2,010,863	766,696	807,590	
Crematorium, Principal Admin. Buildings Etc		1,302,101	70,706	1,198,013	
TOTAL		3,312,964	837,401	2,005,603	