

Agenda Item	5
Report No	RC/024/19

HIGHLAND COUNCIL

Committee: Ross and Cromarty Area Committee

Date: 14 August 2019

Report Title: Annual Area Capital Report

Report By: Head of Corporate Finance and Commercialism

1. Purpose/Executive Summary

- 1.1 This report is the second of 5 annual capital reports to be presented at this Council Area Committee over the life of the Capital Programme for 2018/19 to 2022/23.
- 1.2 The report shows for the Ross and Cromarty Council Area: the budget by capital project for 2019/20; the net expenditure by project in 2018/19 and the cumulative spend on each project in years 2018/19 and 2019/20 to end of June.

2. Implications

- 2.1 Resource – the projects reported here are part of the overall Council Capital Programme for 2018/19 to 2022/23 and the required resource planning has been considered for the programme as a whole. The report presented here is for noting and therefore no further Resource implications arise.
- 2.2 Legal – no specific implications.
- 2.3 Community (Equality, Poverty and Rural) - no specific implications.
- 2.4 Climate Change / Carbon Clever - no specific implications.
- 2.5 Risk - The overall plan will be reviewed to ensure it continues to be affordable.
- 2.6 Gaelic - no specific implications.

3. Recommendations

3.1 Members are asked to:

- i. Note the expenditure on each project in this Council area in 2018/19.
- ii. Note the budget for each project in this Council area in 2019/20.
- iii. Note the cumulative spend for each project in this Council area for 2018/19 and 2019/20 to end of June.

4. Capital Programme

4.1 The Council's capital programme for 2018/19 to 2022/23 was agreed at Council on 7 March 2018. It was agreed a supplementary report should be prepared to show the total capital funding proposed for projects taking place in the district served by each Area Committee, with a follow-up end of year summary detailing the actual spend in each Area, and that this process should be continued annually over the 5 year term of the new Capital Budget to show also the cumulative year-on-year actual spend incurred in each Area.

4.2 The projects included in the report at Appendix 1 are all delivered within this Council area.

5. Capital Expenditure

5.1 On appendix 1, the "prior year actuals" column shows how much was spent on these projects in financial year 2018/19.

5.2 For the first time Cumulative Spend column is also included in this report and shows the total net expenditure on the project from April 2018 to end of June 2019.

6. Capital Budgets

6.1 The Capital budgets shown on the Appendix for 2019/20 derive from the Council Capital Programme which was agreed in March 2018.

6.2 The project budget figure reported here also includes any carry forward slippage from earlier years.

6.3 The budgets are not reflective of the Care and Learning investment as agreed at June 2019 Council. Also additional spend may occur during the year, funded from generic budgets e.g. energy management.

7. Projects

7.1 Officers managing the delivery of the projects on this list have provided additional detail and contextual information as follows:

Care and Learning Projects

7.2 Family Resource Centre, Dingwall Fire Station – tenders returned and awaiting approval. Issue with withdrawal of SFRS funding contribution.

Howard Doris Centre kitchen refurbishment – works progressing well, due to be complete end of August.

Ullapool PS replacement nursery – works progressing on site, due to be complete in October.

Hilton of Cadboll disabled access – some internal works progressing in summer hols, lift being installed in October.

Tarradale classroom unit – unit now on site, due to be complete mid August.

Community Services Projects

- 7.3 The delivery of the Roads Maintenance Programme for 19/20 is proceeding. The Programme was approved by the Ross and Cromarty Area Committee on 30 January 2019, and can be accessed on the following web-link:
https://www.highland.gov.uk/meetings/meeting/4077/ross_and_cromarty_committee

Development and Infrastructure Projects

- 7.4 **River Peffery Flood Protection Scheme/Natural Flood Management Study** – Study ongoing to establish a preferred option for alleviation of flooding in Dingwall. Expected to have an Options Appraisal Report available by December 2019 for consideration by SEPA in their national scheme prioritisation exercise. The ground investigation is required later this financial year, with some minor external funding obtained from SEPA WEF (Water Environment Fund) for additional ecological surveys. The recent flooding incident in Dingwall is being reviewed and will be considered as further information in the options appraisal prior to finalisation.

Conon Bridge Flood Defence Improvements – land negotiations are nearing completion and detailed design has commenced. A ground investigation will be undertaken in the coming months to establish the seepage limits to influence the design.

Muir of Ord Railway Bridge – Works complete – ongoing issues with the contractor regarding landscape obligations.

Kinnairdie Link Road – No longer included in the capital programme, noting development infrastructure see below – designs are ongoing to unlock the current moratorium on housing development. Note traffic modelling has indicated that Kinnairdie Link will be required to unlock all the housing contained in the local plan.

Stromeferry – stabilisation works on the existing slopes is programmed to commence in September for completion by November – following extensive public consultations. Night time closures with the significant diversion will be required over night for the duration of the works. The contract will also include the ground investigation needed to design the two other remaining very high risk slopes.

A832 Slattadale Widening – Works complete.

A890 Strathcarron Widening – Works complete

A890 Stromeferry Bypass - Cross Party working group has met with the regard to the recommendation on the long term solution – work is ongoing to prepare the material for the next working group meeting.

Newhall Bridge – Lifeline Bridges – Works complete.

A890 Balnacra to Lair – No longer included in the capital programme.

A832 Slattadale to Kerrysdale - No longer included in the capital programme.

Development Infrastructure Dingwall – Traffic modelling has identified that with traffic interventions housing moratorium can be released. Mart Road Junction traffic signals to be modified to link with County Buildings junction has been commissioned and will be undertaken in the near future. Tenders will be invited for Bridgend Junction – note Network Rail have been consulted and have no issues with the progression of these works.

Crask Junction Improvements – Works are ongoing.

Property

Salix funded works – Gairloch HS and Plockton HS currently being surveyed. Ullapool HS out for pricing and design.

Ullapool Service Point - New co-located Service Point with Library Service in McPhail Centre, Ullapool. Works now completed, involved exiting a lease and releasing space for re-use by NHS to expand local healthcare facilities/provision in Ullapool.

Dingwall Property Rationalisation - New co-located Service Point within Dingwall Council offices co-located with back-office services. Works completed, involved the creation of a new Pest Control/Water Test lab and Corporate Satellite Records Store in Dingwall. Also released Ross House site for redevelopment for affordable housing units.

Plockton Hostel – fire suppression works progressing, due to be complete in September

Housing Projects

7.5 Further information on the Mainstream HRA Capital Programme is contained in the Quarterly Housing Performance being reported in a separate paper to this Committee.

Designation: Head of Corporate Finance and Commercialism

Date: 6 August 2019

Authors: Edward Foster, Head of Corporate Finance and Commercialism
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Background Papers: Capital Programme 2018/19 to 2022/23

Integra Finance System

Area Capital - Year 2 Ross & Cromarty

Financial Year 1920

Cost Centre	Description	Current Year Budget £000s	Prior Year Actuals £000s	Cumulative Spend - 18/19 and 19/20 £000s
	Care and Learning			
10A0195000	Sustainable Schools Estates Review - Strathconnon Primary	0	13	13
10A0201000	Fortrose Academy - Essential School Roll	0	4	4
10A0222000	Tain, Craighill Primary - Essential School Roll	0	58	72
10A0365000	Ullapool Primary - Internal Alterations	0	7	8
10A0402000	Dingwall Primary - Internal alterations, new kitchen and extension to dining hall	0	29	29
10A0414000	Gairloch High School - Refurbishment of Synthetic Pitch	0	6	6
10A0415000	Ullapool High School - Refurbishment of Synthetic Pitch	0	7	7
10A0434000	Avoch Primary - Class Unit	0	16	19
10A0442000	South Lodge Primary - Toilet Refurbishment	0	2	2
10A0445000	Badcaul Primary - ASN Alterations & Toilets	0	48	48
10A0456000	Fortrose Academy - PE changing room Refurbishment	0	427	427
10A0475000	Hilton of Cadboll Primary - Disabled Access	0	16	37
10A0480000	Hill of Fearn Nursery – Refurbishment	0	111	111
10A0497000	Achnasheen Primary Demolish Extention	0	52	52
10A0500000	Auchtertyre Primary School - Additional Nursery room	0	112	138

Cost Centre	Description	Current Year Budget £000s	Prior Year Actuals £000s	Cumulative Spend - 18/19 and 19/20 £000s
10A0501000	Ullapool Primary - Replacement Nursery Building	0	140	290
10A0504000	Tarradale Primary - Double Class Unit	0	384	384
10A0505000	North Kessock Primary - Supply and fully install Additional Double Classroom Unit	0	347	348
10A0508000	Craighill Primary - Double Class Unit	0	361	361
10A0520000	Lochcarron Primary - Additional Support Needs Alterations	0	68	75
10A0522000	Ben Wyvis Primary - Internal Alterations	0	151	151
10A0527000	Edderton Primary - Internal Alterations	0	30	30
10A0531000	Marybank Primary - Internal Alterations	0	38	44
10A0536000	Obsdale Primary - Nursery Alterations	0	7	7
10A0537000	Tarradale Primary - Nursery Alterations Phase 1	0	17	42
10A0552000	Marybank Primary School -1140Hrs 18052	0	1	6
10A0555000	South Lodge Primary School - 1140Hrs 18055	0	0	3
10A0561000	Acharacle Primary School - 1140Hrs 18061	0	1	2
10A0569000	Scoraig Primary School Internal & External Work 18069	0	0	8
10A0583000	Kiltearn Primary School - Demol House 19006	0	0	1
10AA345000	Alness Academy - Lift refurbishment, lighting, fire alarm and toilet upgrades	0	7	7
10AA501000	Ullapool Primary School - Nursery Music Room Upgrade	0	65	65
Estate Management		0	2,525	2,797
10A0244000	Family Resource Centre - Dingwall Fire Station	0	96	111
10A0494000	Howard Doris Centre - Kitchen Refurbishment	0	8	12
10A0517000	Moor Cottage Childrens Home - Fire Safety	0	628	629
10AB489000	Isobel Rhind Centre - Fire Alarm Upgrade	0	34	35
Health & Social Care Programme		0	766	787
10A0112000	Cromarty Primary – Extension	0	22	24
10A0588000	St Clement's School – New	0	7	7

Cost Centre	Description	Current Year Budget £000s	Prior Year Actuals £000s	Cumulative Spend - 18/19 and 19/20 £000s
Major- Primary School Programm		0	29	31
10A0325000	Tain 3-18 School Campus	0	26	26
10A0457000	Alness Academy New School	18,689	7,639	9,727
10AA095000	Tain Royal Academy Lifts	0	1	10
Major- Secondary School Progra		18,689	7,666	9,763
10AA038000	Killen PS Hs - Convert 17006	0	56	57
Major- Special School Programm		0	56	57
10A0180000	Plockton High 21st Century - Review of accommodation	0	8	10
Minor- Secondary School Progra		0	8	10
Total Care & Learning – Capital		18,689	11,050	13,445
Community Services				
10C0157000	Fodderty Burial Ground	6	0	12
Burials & Cremations		6	0	12
10C0214000	New Chill Room – Balintore	0	0	17
Community Services Unallocated		0	0	17
10C0044000	Mid & West Ross - Various Capital Structural Works - Roads General	692	1,510	1,645
10C0055000	Mid & West Ross - Various Surface Dressing Capital - Roads General	401	657	684
Roads & Bridges		1,093	2,167	2,329
Total Community Services Capital		1,099	2,167	2,358
Development and Infrastructure				
10E1114008	Installation of efficient internal and external LED lighting at Gairloch High School, funded by SALIX Loan	0	0	1
10E1114009	Installation of efficient internal and external LED lighting at Ullapool High School, funded by SALIX Loan	0	0	2
10E1114010	Installation of efficient internal and external LED lighting at Invergordon Academy, funded by SALIX Loan	0	0	2

Cost Centre	Description	Current Year Budget £000s	Prior Year Actuals £000s	Cumulative Spend - 18/19 and 19/20 £000s
10E1114013	Installation of efficient internal and external LED lighting at Plockton High School, funded by SALIX Loan	0	0	2
D&I Unallocated		0	0	7
10E0120000	Vacant & Derelict Land Fund - Riverside Field, Dingwall	0	6	8
10E0460000	Vacant & Derelict Land Fund - Industrial Estate, Evanton	0	38	43
10E0813000	Vacant & Derelict Land Fund - Gairloch Museum	0	0	90
10E1043000	Vacant & Derelict Land Fund - Victoria Road Tain	0	38	38
Environment - V&DLF		0	82	179
10E0124000	Wester Ross National Scenic Area	124	0	2
10E0962000	Pictish Trail	26	0	0
Environment – Visitor		150	0	2
10E1008000	Regeneration Fund – Gairloch	0	0	(172)
Environmet-RCGF		0	0	(172)
10E0487000	River Peffery Flood Prevention Scheme/Natural Flood Management Study	20	0	24
10E0498000	Dingwall Site Waste Management Plan	27	0	0
10E0959000	Conon Bridge Flood Defence Improvements	637	0	2
Flood Prevention		684	0	26
10E0020000	Care and Repair Public Sector Housing Grants - Easter Ross	0	(12)	6
10E0021000	Care and Repair Public Sector Housing Grants - Wester Ross	0	(23)	38
Housing Development		0	(35)	44
10E1103000	Landbank - Dingwall, Caberfeidh, 6 units	0	0	4
Landbanking		0	0	4
10E0476000	Gairloch High and Primary School - Biomass	0	(16)	(16)
10E0984000	Plockton High School - New Boiler	0	0	7
Property - Energy Management		0	(16)	(9)
10E0944000	Dingwall Leisure Pool	0	0	2
10E0961000	Plockton High School Fire Safety	0	0	3

Cost Centre	Description	Current Year Budget £000s	Prior Year Actuals £000s	Cumulative Spend - 18/19 and 19/20 £000s
Property - Health & Safety		0	0	5
10E1026000	Dingwall Rationalisation Ross House	912	374	549
Property - Office Rationalisat		912	374	549
10E0027000	Muir of Ord Railway Bridge	0	55	56
10E0033000	Kinnardie Link Road	(56)	3	3
10E0224000	Stromeferry	(146)	1,434	1,468
10E0257000	A832 Slattadale Widening	0	1	4
10E0258000	A890 Strathcarron Widening	0	1	1
10E0264000	A890 Stromeferry Bypass	0	0	4
10E0440000	Newhall Bridge - Lifeline Bridges	0	177	168
10E0464000	A890 Balnacra to Lair	0	5	5
10E0465000	A832 Slattadale to Kerrysdale	0	16	16
10E1023000	Development Infrastructure Din	(148)	53	68
10E1050000	Crask Junction Road Improvements	202	48	58
Roads & Bridges		(148)	1,793	1,851
Total D & I Capital		1,598	2,198	2,486
Housing- HRA				
10G0418F60	Environmental Capital Works - Ward 5 (Wester Ross, Strathpeffer & Lochalsh)	22	0	0
10G0419F60	Environmental Capital Works - Ward 6 (Cromarty Firth)	63	0	0
10G0420F60	Environmental Capital Works - Ward 7 (Tain & Easter Ross)	28	0	0
10G0421F60	Environmental Capital Works - Ward 8 (Dingwall & Seaforth)	43	0	0
10G0422F60	Environmental Capital Works - Ward 9 (Black Isle)	14	0	0
Building Maintenance – North		169	0	0
10G0023F12	Capital Repairs Ross & Cromarty - Free from Serious Disrepair - Windows and Doors	80	46	46

Cost Centre	Description	Current Year Budget	Prior Year Actuals	Cumulative Spend - 18/19 and 19/20
		£000s	£000s	£000s
10G0024F22	Capital Repairs Ross & Cromarty - Energy Efficient - Heating	250	622	639
10G0025F31	Capital Repairs Ross & Cromarty - Modern Facilities and Services – Bathrooms	175	383	400
10G0026F32	Capital Repairs Ross & Cromarty - Modern Facilities and Services - Kitchens	175	510	544
10G0030F60	Capital Repairs Ross & Cromarty - Structural/Environmental Works	641	2	23
10G0178F50	Repairs & Maintenance R&C - Housing Aids & Adaptations	260	225	233
10G0201F11	Capital Repairs Ross & Cromarty - Free from Serious Disrepair - Roofs	59	41	41
Building Maintenance – West		1,640	1,829	1,926
10G0133000	Council House Build - former Garth Hotel, Ullapool	0	3	3
10G0156000	Council House Build - Craigwood, Dingwall	526	299	388
10G0218000	Council House Build - Dingwall North - Phase 2	0	51	51
10G0220000	Council House Build - Novar Road, Alness	0	16	16
10G0222000	Council House Build - Victoria Garage, Invergordon	0	35	35
10G0223000	Council House Build - Castle Street, Dingwall	4	1,024	1,202
10G0227000	Council House Build - Balgate Mill, Kiltarlity	0	(183)	(183)
10G0241000	Council House Build - Perrins Road, Alness	11	374	380
10G0242000	Council House Build - Kendall Crescent, Alness - Phase 2	22	278	278
10G0247000	Council House Build - Urray House, Muir-of-Ord	40	51	83
10G0269000	One off Property Purchase R&C	0	272	505
10G0322000	Council House Build - Joss Street, Invergordon	173	1	92
10G0326000	Council House Build - Ferintosh, Conon Bridge	2	0	11
10G0331000	Council House Build - Phase 3, Kiltarlity	26	909	909
10G0361000	Council House Build - Cameron Crescent, Munlochy	9	262	263
10G0375000	Council House Build - Ross House, Dingwall	0	124	126
10G0377000	Council House Build - Ginn Park, Gairloch	685	44	117
10G0399000	Council House Build - Glenfield Hotel, Ullapool	1,030	380	687
10G0401000	Council House Build - Maryburgh Old School	730	111	155

Cost Centre	Description	Current Year Budget £000s	Prior Year Actuals £000s	Cumulative Spend - 18/19 and 19/20 £000s
10G0406000	Council House Build - Jackson Drive, Tain - Phase 2	0	107	(8)
10G0480000	Council House Build, Strathpeffer, Kinellen	0	67	98
New Builds		3,258	4,225	5,208
10G0114F22	Electric/solid fuel Heating Replacements Easter Ross	0	2	2
10G0282000	Ross & Cromarty Gas Heating project 2016/17	0	13	13
10G0285000	Ross & Cromarty Roof Replacement project 2016/17	0	17	17
10G0334F31	Ross & Cromarty Bathroom project 2017/18	0	7	16
10G0362000	11 Murray Square, Lochcarron - Refurbishment	0	11	11
10G0381F12	Ross & Cromarty Window and Door project 2018/19	579	43	207
10G0383F11	Roofing project Conon Bridge and Dingwall 2018/19	375	643	767
10G0441F12	CSH19031 Windows & Door Replacements - Ross & Cromarty	429	1	1
10G0445F22	CSH19035 Heating - Ross & Cromarty 19/20	1,255	0	1
10G0446F22	CSH19036 Heating - Ross & Cromarty 20/21	50	0	0
Project Managed		2,687	737	1,035
10G0238000	Land Sales - Ross & Cromarty	0	1	1
Sale Of Land & Property		0	1	1
Total Housing HRA Capital		7,755	6,580	7,958
Grand Total		29,141	21,995	26,247