

Agenda Item	<b>14b</b>
Report No	<b>CIA/20/21</b>

## **THE HIGHLAND COUNCIL**

**Committee:** City of Inverness Area Committee

**Date:** 27 May 2021

**Report Title:** Inverness Common Good Fund  
Capital Projects Update Report

**Report By:** Executive Chief Officer Infrastructure and Environment  
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:

- i. Scrutinise the current status of capital projects

### **3. Implications**

3.1 Resource – The projects are resourced from agreed budget approved at City of Inverness Area Committee held on 18 February 2021. The project updates confirm budget status. All projects remain fully funded.

3.2 Legal - 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. Additionally, through the governance being implied by the Finance Service, funds will remain compliant with all financial regulations.

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

3.4 Climate Change / Carbon Clever – None

3.5 Risk – 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 – None

#### 4. Introduction

4.1 This report provides project status information for current key capital projects fund by the Inverness Common Good Fund, including financial progress details, as of 12 May 2021.

#### 5. Capital Programme Update

5.1 The current status of each individual project is summarised below.

##### 5.2 Conservation of External Fabric Phase 3, Town House, Inverness

An acceptance letter issued on the 23 July 2018. Work commenced on site on 10 September 2018 and the completion date was set for September 2020.

5.3 Work was progressing well and was on programme up until lockdown 2020. The Contractor stopped work 23 March 2020 and resumed on site on 15 June 2020 to prepare the site ready for the contractor workforce returning on 29 June 2020. This equated to 10 weeks delay on site. The new completion date under normal circumstances would have been 27 November 2020 but after work recommenced on site certain restrictions remained and not all the workforce could return to work on that date.

5.4 The full contractor workforce has now returned to work with a new completion date of 26 June 2021 has been set.

5.5	Agreed Total Common Good Funding	£3,204,000
	Anticipated Final Account	£3,204,000

##### 5.6 Victorian Market, Academy Street Entrance Upgrade

The project is now complete and in the defects period.

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

##### 5.8 Victorian Market, Market Hall & Fish Market Refurbishment

The contract acceptance was issued along with a notice to quit for the remaining traders with the tenants vacating in January 2021. The project has commenced on site and an initial completion date was set for Friday 14 January 2022.

5.9 The project has been hit by delays due to old services being found during the demolition works which has halted work on several occasions. The full extent of the delay is not known at this point. Every practical effort will be made to reduce the period of delay and an update will be made available at the next meeting of the committee.

5.10 Officers will monitor closely noting that firm plans are in place to ensure that the operation of the Market will be unaffected by the works programme. In the event of

evaluated impacts showing that the operational areas of the Market have been materially detrimentally affected, then a report will be taken to the CIAC in this regard.

5.11	Agreed Total Common Good Funding	£1,635,000
	Anticipated Final Account	£1,635,000

## **6. Governance**

- 6.1 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.
- 6.2 Any further requests for additional funding or new initiatives requiring funding will be brought to subsequent meetings of this committee for approval. The next update will be provided at the meeting set for 26<sup>th</sup> August.

Designation: Executive Chief Officer, Infrastructure and Environment

Date: 11 May 2021

Author: David Haas, Inverness City Area Manager

Background Papers: