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MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the TIMBER PIER BUILDING, DUNOON on TUESDAY, 3 DECEMBER 2019

Present:

Councillor Jim Anderson (Chair)

Councillor Gordon Blair
Councillor Jim Findlay
Councillor Audrey Forrest

Councillor Jean Moffat
Councillor Len Scoullar

Attending:

Stuart McLean, Committee Manager
Lorna Pearce, Senior Development Officer
David Mitchell, Head Teacher
Louise Nicol, Head Teacher
Douglas Whyte, Team Leader
Iona MacPhail, Regional Manager, ACHA
Marilyn Rieley, Economic Development Officer
Colin Fulcher, Project Officer
Jonathan Miles, Project Manager
Claire Hallybone, Project Officer

The Chair ruled, and the Committee agreed, to a variation in the order of business to allow officer attendance. The minute reflects the order in which items were discussed.

The Chair ruled, and the Committee agreed, that the business dealt with at item 15 of this Minute be dealt with as a matter of urgency by reason of the need to update members on the progress of the Rothesay Pavilion project.

1. APOLOGIES FOR ABSENCE

There were apologies for absence intimated on behalf of Councillor Bobby Good, Councillor Yvonne McNeilly and Councillor Alan Reid.

2. DECLARATIONS OF INTEREST

Councillor Jim Findlay declared a non-financial interest at item 15 - Rothesay Pavilion Update as a board member of Rothesay Pavilion Charity Committee. Councillor Findlay advised this was a council appointed position and remained in the room for the entirety of the item.

3. MINUTES

(a) Bute and Cowal Area Committee 3 September 2019

The minutes of the Bute and Cowal Area Committee held on Tuesday, 3 September 2019 were approved as a correct record.

The Committee Manager updated the Committee to advise that the

Japanese Knotweed problem referenced at item 4 of the minutes of 3 September 2019 had been treated but eradication of the problem could take up to 5 years.

(b) **Bute and Cowal Area Community Planning Group 5 November 2019 (For noting)**

The minutes of the Bute and Cowal Area Community Planning Group held on Tuesday, 5 November 2019 were noted.

4. PUBLIC AND COUNCILLORS QUESTION TIME

1. Kenny Mathieson and Willie Lynch, Dunoon Community Council, asked for the Area Committee's support to re-open the admissions ward in Cowal Community Hospital. Mr Mathieson and Mr Lynch noted that repeated attempts had been made to contact the Health and Social Care Partnership (HSCP) regarding this but no response had been received which they believed contravened Scottish Government Guidelines. Mr Mathieson and Mr Lynch also noted that community engagement had been minimal and previous correspondence from the HSCP had indicated that they would be unwilling to correspond directly with the Community Council.

Discussion took place around issues constituents in the Bute and Cowal area were experiencing, specifically, accessing the facilities at Cowal Community Hospital and the financial, physical and mental strain placed on those patients and their families being moved to hospitals out with the area.

Councillor Findlay suggested that the Community Council raise their concerns with Health Care Improvement Scotland, an independent body who oversee and scrutinise health boards.

Councillor Moffat expressed concern that the HSCP had advised that they were unwilling to correspond with Community Councils and suggested that if the Chair were so minded, a letter be written to the HSCP highlighting the importance of Community Councils.

2. Willie Lynch, Dunoon Community Council, requested the PAT test pass certificate(s) for the Christmas lights be provided to Dunoon Community Council due to concerns that some of the lights were not working. Mr Lynch also requested clarity on the funds available for Christmas lights due to a potential shortfall in agreed amounts. Councillor Anderson confirmed that some of the funds available had been used as agreed on repairs for the existing Christmas lights.
3. Kenny Mathieson, Dunoon Community Council, raised concerns that people were often using the disabled parking bays at Milton House, Dunoon, despite not having blue badges. Mr Mathieson requested clarification that these were disabled parking bays for use only by those who hold blue badges.

The Committee Manager agreed to seek clarification as to whether there was a Traffic Regulation Order in place for these parking spaces.

Decision

The Bute and Cowal Area Committee agreed that the Vice-Chair, on behalf of the Committee, would write to the Chief Officer of the Health and Social Care Partnership highlighting the concerns raised by Dunoon Community Council and to request a meeting be organised to discuss that challenges facing Cowal Community Hospital.

5. ISLE OF BUTE BUSINESS IMPROVEMENT DISTRICT UPDATE

The Committee gave consideration to a report updating members on the current position with regard to the proposed Isle of Bute Business Improvement District (BID) Business Plan and associated timeline.

Decision

The Bute and Cowal Area Committee agreed:

1. to note the update and that a further report would be provided to the Committee in March 2020;
2. to wish the Isle of Bute Business Improvement District Steering Group good luck in their endeavours and to commend the work done thus far; and
3. to thank Marilyn Rieley, Economic Development Officer, for her assistance in this project.

(Reference: Report by the Executive Director with responsibility for Development and Economic Growth, dated 3 December 2019, submitted)

6. PERFORMANCE REVIEW - AREA SCORECARD

The Committee gave consideration to the Area Scorecard report for Financial Quarter 2 of 2019-2020 (July – September 2019) which illustrated the agreed performance measures.

Decision

The Bute and Cowal Area Committee agreed:

1. to note the performance presented on the Scorecard and supporting commentary;
2. that upon receipt of the Quarterly Performance Report the Area Committee contact either the Responsible Named Officer or Sonya Thomas with any queries; and
3. to note that work was ongoing and to respond to Sonya Thomas with requests or comments regarding the layout and format of the Report and Scorecard.

(Reference: Report by the Executive Director with responsibility for Customer Support Services dated 4 December 2019, submitted)

7. SECONDARY SCHOOL REPORTS

(a) Dunoon Grammar School

The Head Teacher of Dunoon Grammar School took the committee through a progress update report on the schools achievements for the 2019 session.

Decision

The Bute and Cowal Area Committee agreed:

1. to note the contents of the report and commend the work being done by the school;
2. to congratulate Dunoon Grammar School on their award of UK's European Entrepreneurial School of the Year;
3. to recognise and commend the work of Paul Gallanagh, Principal Teacher of Business and Computing, both in the school and the community; and
4. to congratulate David Mitchell on his recent award of Employee of the Year at the Argyll and Bute Council Employee Excellence Awards.

(Reference: Report by Head Teacher, Dunoon Grammar School, dated 3 December 2019, submitted)

(b) Rothesay Academy

The Head Teacher of Rothesay Academy took the committee through a progress update report on the schools achievements for the 2019 session.

Decision

The Bute and Cowal Area Committee agreed:

1. To note the contents of the report and commend the work being done by the school.
2. To congratulate Louise Nicol on her recent Special Chief Executive award at the Argyll and Bute Council Employee Excellence Awards.

(Reference: Report by Head Teacher, Rothesay Academy, dated 3 December 2019, submitted)

8. HEALTH AND SOCIAL CARE PARTNERSHIP ANNUAL PERFORMANCE REPORT

Decision

The Bute and Cowal Area Committee agreed to note their disappointment that the officer due to speak to the report had been unavoidably detained and to continue the Health and Social Care Partnership Annual Performance Report to the March 2020 meeting of the Committee.

(Reference: Report by the Head of Strategic Planning and Performance, Health and Social Care Partnership, dated 27 November 2019, submitted)

9. ACHA ANNUAL UPDATE

The Committee gave consideration to an annual update presentation for the Bute and Cowal Area by the Regional Manager of Argyll Community Housing Association.

Decision

The Bute and Cowal Area Committee agreed to note the contents of the presentation.

(Reference: Presentation by Regional Manager, ACHA)

10. MAJOR PROJECTS UPDATE

(a) Rothesay Townscape Heritage - Shopfront Grant Update and Recommendation of Grant Award

Approval was sought for a shopfront improvement grant of up to fifty-one thousand, six hundred and eight pounds (351,680) towards the full-scale repair of a traditional shopfront at 19a, 19b and 20b Argyle Street.

Decision

The Bute and Cowal Area Committee agreed:

1. to approve a shopfront grant award up to £51,680 to the owner of 19a-19b, 20b Argyle Street, Rothesay (DC Murray & Co); and
2. to note progress on a shopfront grant award made for up to £78,066 to the owner of 69-71 Montague Street, Rothesay (Electric Bakery), as approved by delegated authority.

(Reference: Report by the Executive Director with responsibility for Development and Infrastructure Growth, dated 3 December 2019, submitted)

(b) Dunoon CARS - Recommendation of Grant Awards

The Committee gave consideration to a report recommending grant awards to repair two tenement properties in Dunoon Town Centre from the Dunoon CARS fund.

Decision

The Bute and Cowal Area Committee agreed to grant offers of up to £396,820 to the 6 property owners of 35 Argyll Street, Dunoon; and up to £314,373 to the 3 owners of 81-87 Argyll Street, Dunoon.

(Reference: Report by the Executive Director with responsibility for Development and Infrastructure Growth, dated 3 December 2019, submitted)

11. HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING IMPROVEMENT PLAN (SHIP) - ANNUAL UPDATE

The Committee gave consideration to a report which provided an update on the Housing Services activity within the Bute and Cowal area.

Decision

The Bute and Cowal Area Committee agreed to note the content of the report.

(Reference: Report by Executive Director with Responsibility for Development and Economic Growth, dated 3 December 2019, submitted.)

12. APPOINTMENT TO BUTE AND COWAL ARGYLL COMMUNITY HOUSING ASSOCIATION (ACHA) AREA COMMITTEE

The Committee gave consideration to a report requesting the appointment of an Elected Member as Council Representative Argyll Community Housing Association (ACHA) Bute and Cowal Area Committee.

Decision

The Bute and Cowal Area Committee agreed to appoint Councillor Jim Findlay as a Council Representative to the Argyll Community Housing Association (ACHA) Bute and Cowal Area Committee.

(Reference: Report by the Executive Director with responsibility for Legal and Regulatory Support Services, dated 3 December 2019, submitted)

13. BUTE AND COWAL AREA COMMITTEE WORKPLAN

The Committee gave consideration to the Draft Bute and Cowal Area Committee Workplan as of December 2019.

Decision

The Bute and Cowal Area Committee noted the Draft Bute and Cowal Area Committee Workplan.

(Reference: Bute and Cowal Area Committee Workplan dated 3 December 2019, submitted)

14. NOTICE OF MOTION UNDER STANDING ORDER 13

The Committee considered the following Notice of Motion submitted under Standing Order 13 which was proposed by Councillor Bobby Good and seconded by Councillor Jim Anderson –

Decision

In light of a recent request from ACHA to the Chair of the Bute & Cowal Area Committee concerning the future options of the Torlochan Travellers Site the Area Committee requests Officers engage with ACHA to explore all options available, including the transfer to a suitable community group and the extension of cemetery provision, and to submit a report to the next meeting of the Area Committee.

(Reference: Notice of Motion by Councillor Bobby Good and seconded by Councillor Jim Anderson, dated 3 December 2019, submitted)

15. ROTHESAY PAVILION UPDATE (Pages 9 - 24)

The Committee gave consideration to a report providing an update regarding the progress of the Rothesay Pavilion Adaptive Restoration and Extension Works project, being delivered by CBC Ltd (CBC).

Decision

The Bute and Cowal Area Committee considered and noted the progress update provided in the report.

(Reference: Report by Executive Director with responsibility for Development and Infrastructure Services, dated 3 December 2019, tabled)

The Council resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the press and public for the following 1 item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraphs 8 and 9 respectively of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

(a) Exempt Appendix (Pages 25 - 30)

The Committee gave consideration to an exempt financial information appendix pertaining to the Rothesay Pavilion.

Decision

The Bute and Cowal Area Committee considered and noted the financial performance of the project, as set out in appendix 1 of the report; and that a further update be provided at the Bute and Cowal Area Committee Business Day on 4th February 2020.

(Reference: Report by Executive Director with responsibility for Development and Infrastructure Services, dated 4 October 2019, tabled)

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ARGYLL AND BUTE COUNCIL**Bute and Cowal Area Committee****DEVELOPMENT & INFRASTRUCTURE
SERVICES****3rd December 2019**

Rothesay Pavilion Progress Report.

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to provide members with a progress update on the Rothesay Pavilion Adaptive Restoration and Extension Works project, being delivered by CBC Ltd (CBC).
- 1.2 In September 2017 the final approvals were received for additional funding from the Heritage Lottery Fund, Highlands & Islands Enterprise, European Regional Development Fund and Historic Environment Scotland to allow the project to proceed.
- 1.3 Messrs CBC were awarded the construction contract and started work on site on 29th November 2017.
- 1.4 The project remains both complex and challenging due to the property location, design, age and unique characteristics of this Grade A Listed building. This has involved alterations and more extensive repairs and improvements to some of the hidden structural elements of the building and the outer stone fabric. In addition, the weather continues to make for difficult site conditions which has significantly hindered work.
- 1.5 The original Construction Contract Practical Completion date of the 31st July 2019, has been extended to the 1st October 2019. However, the consequential impact of having to remove and reinstate the Main Auditorium ceiling, due to its deteriorating condition and asbestos make up, will extend works and final building commissioning until February 2020.
- 1.6 The Anticipated Final Cost (AFC) for the project remains under significant pressure due to the revised scope of the ceiling works. This is currently subject to detailed commercial assessment by the Project Manager and Design Team.

2.0 RECOMMENDATIONS

Bute and Cowal Area Committee is asked to consider and note:

- 2.1 The progress update provided in this report;
- 2.2 The financial performance of the project, as set out in Appendix 1 to this Report.

ARGYLL AND BUTE COUNCIL

Bute and Cowal Area Committee

DEVELOPMENT & INFRASTRUCTURE
SERVICES

3rd December 2019

Rothesay Pavilion Progress Report

3.0 INTRODUCTION

- 3.1 The project comprises the comprehensive refurbishment of the grade A listed Rothesay Pavilion which is a key component of the Council's ambitious and forward looking programme to assist regeneration and economic development in five of its waterfront towns; Campbeltown, Helensburgh, Oban, Rothesay and Dunoon.
- 3.2 Full funding for the project was achieved in September 2017 and a construction contract was awarded to Messrs CBC Ltd on 29th November 2017 with a projected completion date of 31st July 2019.

4.0 RECOMMENDATION

Bute and Cowal Area Committee is asked to consider and note:

- 4.1 The progress update provided in this report.
- 4.2 The financial performance of the project as set out in Appendix 1 to this Report.

5.0 DETAIL

5.1 Financials: Construction

5.1.1 Budget / Cost: The Projects' anticipated final cost remains under significant pressure due to the revised scope of the Main Hall ceiling works, further detail on this is provided at Appendix 1 to this report.

5.1.2 It should be noted that the contractors' advance cost and time warnings connected with the removal and reinstatement of the Main Hall ceiling puts our ability to deliver within the approved budget at high risk. This is despite the project currently holding a small unexpended provisional allowance.

5.1.3 There are pressures associated with keeping the contract provisional sums contingency allowances within budget, but these are being monitored and actively managed to minimise the overall risk to the Council.

5.2 Programme Delivery

5.2.1 As previously reported the main contractor CBC have been on site since 29th November 2017 and at the end of September 2019 the percentage of programme passed on the extended contract duration of 96 weeks is 99% (95 weeks).

5.2.2 The overall percentage of work completed equates to 72% at week 95 (end Sept 2019). Key Work Package completion rates, are as follows:

Work Package	Previous Report Quarter (April – June 19) (%)	Current Report Quarter (Sept – Dec 19) (%)	Variance (%)	Trend (▲/▶)
Early Enabling Works	100	100	0	Complete
CDP Design Approval - Manufacture	97	97	0	▶
Roof Works	85	99	14	▲
New Office Extension (1 st Floor)	97	97	0	▶
Upper Ground Floor Alterations	100	100	0	▶
Main Auditorium/Exhibit Space/Stage/ Changing Rooms	98	99	1	▲
Toilet/Shop Extension	98	100	2	▲
Utilities	7	7	0	▶
External Envelope Works	83	89	6	▲
Internal Fit Out	30	37	7	▲
Caretakers House	60	68	8	▲

- 5.2.3 It should be noted that the Main Hall ceiling asbestos removal work was satisfactorily completed on 20th September 2019. The work to reinstate the ceiling has started and is due to last circa 10 weeks.
- 5.2.4 **Variiances:** with 99% of the contract having expired, 76% of the contract sum having been expended and 72% of the work completed to date the Main Contractor remains behind programme, due to works not progressing at the same speed or in the same sequence as was originally planned. This is an issue that is being managed on a daily/weekly basis by the Project Manager/Design Team and at a strategic level through monthly meetings between the Programme Manager and CBC Directors.
- 5.2.5 It should be noted the overall completion percentage represents a 6% improvement compared to the previous report (April – June 19). The main areas of delay in terms of expenditure remain as previously reported, namely:
- Unforeseen, hidden & complex elements of the structure requiring additional work;
 - Weather, inhibiting completion of the exterior fabric and internal fit out due to the building not being fully wind and watertight.
- 5.2.6 **Advance Warnings:** The Main Contractor has lodged 4 Claims for Extensions of Time (EoT) including loss and expense.
- 5.2.7 As previously reported the first 2 contractual claims for 14 weeks additional time have been assessed and an extension of time awarded of 5 weeks, the balance of 9 weeks delay still exists albeit, in our opinion, at the responsibility of the contractor.
- 5.2.8 The Main Contractor has lodged EoT Claims 3 & 4 totaling 24 weeks as a result of the Main Hall ceiling removal and reinstatement works. These claims are currently under review and subject to detailed appraisal by the Design Team.
- 5.2.9 At the time of writing weather conditions continue to remain a risk to the progress of all uncompleted external works including internal fit out works in the immediate vicinity due to the building envelope still not being fully wind and watertight.
- 5.2.10 As previously reported the Main Hall floor has suffered from rainwater ingress due to the difficulty of maintaining the wind and water tightness of the main skylight during refurbishment works. A specialist survey of the floor, by TRADA, is planned now that asbestos removal works in the Main Hall are complete to better understand condition and potential remedial repairs.
- 5.2.11 An aggressive programme of work to completion has been developed by the Main Contractor to achieve completion by mid/late February 2020. This will be closely monitored by the Design Team for the remainder of the contract.

5.2.12 Key Events over the reporting period:

- Main Auditorium: Asbestos removal works – completed;
- Roof works ongoing;
- Internal groundworks: completed;
- Completion of structural openings to lower ground floor;
- Fit out including Mechanical & Electrical works and wall linings to caretakers house;
- Progression of external building fabric works including cast stone and repointing to north elevation;
- Progression of ceiling and partition works;
- Installation of windows;
- Terrazzo repairs;
- Screeding works (to areas not impacted by Asbestos);
- Completion of Fly Tower and Hall Mesh walkways;
- Scaffold strip ongoing.

5.2.13 Photographs are provided in Section 9.0 to substantiate progress reported.

6.0 Resources: Capital Funding

6.1 Funding is being actively drawn down from the four major external funding partners (HLF, HES, HIE and ERDF) with circa £5.7M having been received since the contract started.

6.2 Capital Grant(s): As previously reported, the RPC secured £132k in the period June 2017 to June 2019 towards their overall capital contribution commitment of £400k. Despite the RPC's best endeavours they have found it increasingly difficult to secure capital grants, due in part to the specific funds having already been exploited. It should be noted that had the successful capital grant applications been paid in full, there would be no funding gap. However, the pressure on these funders is immense and so full awards are rarely made.

6.3 No further capital grant applications are planned to close the £268k gap which is underwritten by the Council.

7.0 Engagement:

7.1 Stakeholder meetings (Argyll & Bute Council & RPC) have continued with engagement of the RPC Executive Directors and Council's Senior Management team to review the Charity's Operational Business Plan including current and future revenue projections, and the need for and quantum of revenue funding support from the Council. The Council considered and approved the recommendations in a report from the Head of Strategic Finance at its' meeting on 26 September, and a further report is to be brought back in due course.

7.2 Heritage and other Activity: work continues with regard to delivering and reporting progress on the HLF heritage activity plan, engagement with the community, and user groups to ensure the development of a cultural programme is collaborative and responsive to the needs of the local community and visitors.

7.3 The overall position achieved to date against approved purposes is as follows:

- Overall Total against plan: 68%;
- Staffing: 87%;
- Heritage Interpretation: 26%;
- Communication: 49%;
- Other: 89%.

7.4 Key points:

- Progress overall has been delayed to enable build up to opening knowing the construction project completion was delayed and because some elements of activity program (Exhibition/Interpretation, tours) cannot be delivered until building works are finished;
- Cost management of the construction works contract element follows industry best practice and we monitor the RPC costs. However, we do not have the same oversight on these and therefore rely on the RPC to similarly follow best practice to achieve best value;
- Staff & Other costs exceed budget due to the delay in opening and having to absorb systems costs/licensing, rental of temporary premises for an extended period.

8.0 Progress Monitoring and Reporting

8.1 Monthly Performance reviews are in place with the Design Team and Main Contractor to:

- Review actual expenditure against forecasts including adverse variances;
- Review and approve all forecast expenditure >+£10k;
- Review, update and re-sequence the Main Contractor programme including revisions to cash flow forecasts to determine realistic and robust stage forecast completion dates and financial outturns;
- Revise provisional sum forecasts in line with the programme schedule so they are representative of contract variations, anticipated programme work package timescales and completion;
- Review the performance of the Design Team and Main Contractor in responding to requests for information and changes timeously and with day one quality.

9.0 PROGRESS PHOTOGRAPHS: Schedule of progress photographs is included below:

Building Orientation – Argyle Street Elevation (Main Entrance) faces East.

EXTERNAL:

1.0 Roof Areas:



General View - Sections of the existing roof slab broken out to form the opening for the new AOV.



Looking East: General View of the north roof over the Exhibition/Function Suite.



Looking NW: General View –over stage.



Looking West: General View – over stage.



Stairs 1 & 3: general views.



1.0 Roof Areas (Continued):



General View: over Stair 2.



General View: over Stair 2.



General views: Main Hall Rooflight – east facing area looking south.



General view: west area looking south.



General views: south area looking west.



Looking South west: First floor Offices roof– General view.

2.0 Building Fabric: Elevations:



East Elevation (Argyle St.) – Front Elevation.



South Elevation – Exhibition, Café rotunda elevations of Building.



North Elevation (Mackinlay St.).



South Elevation – General view.



West & South Elevations – Caretakers House (NB: new windows in situ).



East Elevation – Caretakers House.

**INTERNAL:
3.0 First Floor**



New Offices: Cleaning in progress in advance of suspended floor installation works.



New Offices: General view of middle office.



General View of the corridor area behind new offices looking East.



General View of the corridor area behind new offices looking West.



General Views: First Floor: Music Practice Room.



4.0 Upper Ground Floor



Looking West: General view of Spill Out / Circulation area.



Looking East: General view of Multipurpose Flexible space area.



Looking West: general view of Café Area.



Looking East: general view of Café Area.

5.0 Lower Ground Floor



Looking West: (towards box office): General view of Main Entrance Foyer/Circulation area.



Looking East (Argyle Street): General view of Entrance Lobby.

5.0 Lower Ground Floor (continued):



General Views: Exhibition area - work to terrazzo flooring in progress.



Looking South: Shop front and floor area.



Lower GF Venue: NB: Paint stripper and steam clean in progress to remove the final areas of paint on the Venue brickwork.

6.0 Fly Tower:

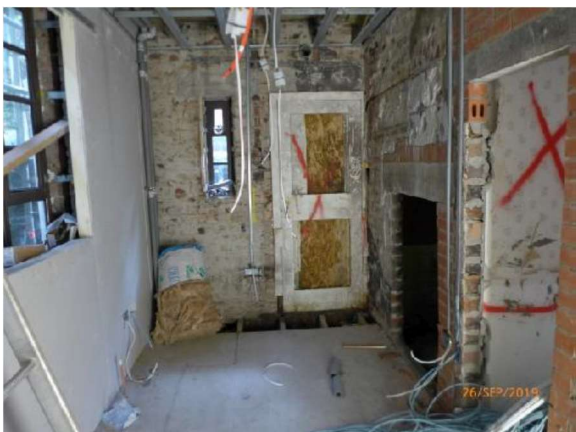


Flytower roof void – floor grillage installation works in progress.

7.0 Caretakers House:



First Floor: General View of new Office and Self-Messing Area.



Ground Floor: General View Meeting Room.

Ground Floor: New Accessible WC.

10.0 CONCLUSION

- 10.1 The Rothesay Pavilion Adaptive Restoration and Extension Works contract commenced on site on 29th November 2017 and currently has a revised contract completion date of 1st October 2019, notwithstanding the current EoT assessment.
- 10.2 This is a major renovation and refurbishment project and remains both complex and challenging due to the buildings age, design, location and unique characteristics of a Grade A Listed building.
- 10.3 This has involved alterations and more extensive repairs and improvements to some of the hidden structural elements of the building and the condition of the outer building fabric. In addition, the weather continues to make for difficult site conditions which has hindered in getting the envelope of the building wind and watertight. This has had a consequential impact on the progress of internal fit out works.
- 10.4 The scale of all the unforeseen works required, as noted above, now means the building will be completed in February 2020.
- 10.5 The Anticipated Final Cost (AFC) for the project will exceed budget due to the revised scope of the Main Hall ceiling works, as explained above. However, the Main Contractors claims for loss and expense are the subject of a robust review and challenge.
- 10.6 The total cost of the project was originally fully funded and applications for the drawdown of funds continue on a monthly/quarterly basis to the various funding partners involved in the project. Partnership funding matched the project cost as reported at permission to start.
- 10.7 It should be noted that whilst Partnership funding matched the project start costs. However, Partners are unlikely to increase their funding to meet reported risks of extra over costs, and the Council will be expected to underwrite any increase in project capital costs.
- 10.8 The risk log is being updated and the project risks are being monitored and mitigating actions managed. Time and cost risks are being noted and actively managed to reduce the overall risk to the Council.
- 10.9 The RPC continue to look at further bids for capital funding to reduce the reported Council's Capital underwriting commitment, however the current shortfall will need to be funded by the Council.
- 10.10 It remains a huge ambition to bring the Rothesay Pavilion back to life requiring skill, investment, commitment and effort from all partners and the local community involved in this ambitious project.

11.0 IMPLICATIONS

- | | | |
|------|---------------------------------|---|
| 11.1 | Policy | This project forms part of the approved CHORD programme that supports outcomes 1, 2 and 3 of the Single Outcome Agreement. Once completed and during the construction phase the Pavilion will help boost the local economy, create a key piece of modernised infrastructure that can be made use of by the local community and create employment and skills opportunities for the people of Bute. |
| 11.2 | Financial | The RPC have declared that no further Capital Grant applications are planned to close its capital contribution gap. This will require the Council to underwrite the outstanding balance for the foreseeable future.
It is noted that upon conclusion of the commercial assessment of the additional Asbestos works the project will require additional capital funds and the Council will have to consider how this will be addressed. |
| 11.3 | Legal | None. |
| 11.4 | HR | None. |
| 11.5 | Equalities/Fairer Scotland Duty | On completion the building will be fully accessible to facilitate disabled people's participation and use under the Equalities Act 2010 (formerly Disability Discrimination Act 1995). |
| 11.6 | Risk | Exceeding budget and programme. This is being closely monitored during the contract period. |
| 11.7 | Customer Service | None. |

Executive Director of Development and Infrastructure Services: Pippa Milne

Policy Lead: Councilor Aileen Morton

4th October 2019

For further information contact: Jonathan Miles, Project Manager.
Tel No.: Office: 01700 801071. Mobile No.: 07521 679 99

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