

DATA LABEL: PUBLIC



ARMADALE AND BLACKRIDGE LOCAL AREA COMMITTEE

GENERAL SERVICES CAPITAL PROGRAMME UPDATE

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

To provide the Armadale and Blackridge Local Area Committee (LAC) with an update on general services capital investment in the ward during 2022/23 and planned investment for the five year period 2023/24 to 2027/28 as part of the new ten year capital programme.

B. RECOMMENDATION

It is recommended that the LAC notes:

1. The progress made in delivering the approved general services capital programme within the Armadale and Blackridge ward in 2022/23;
2. The approved capital projects planned for the ward in 2023/24 to 2027/28;
3. That detailed allocations of block budgets for the period 2028/29 to 2032/33 to specific projects attributable to individual wards will be undertaken on a rolling basis as part of the annual update;
4. Progress in delivery of the 2023/24 programme will be reported to Council Executive following detailed budget monitoring exercises during the course of the year;
5. An updated capital investment programme will be presented to Council for approval early in 2024.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on customers' needs, being honest, open and accountable, making the best use of our resources and working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	<p>The council's General Services Capital programme is managed within the stringent requirements set out in the updated Prudential Code.</p> <p>The integrated approach to asset management and capital planning complies with the provisions of the Prudential Code and with Best Value requirements in the 2003 Local Government (Scotland) Act.</p>
III Implications for Scheme of Delegations to Officers	None.

IV Impact on performance and performance Indicators	Effective capital implementation and asset management is vital to supporting corporate and service performance.
V Relevance to Single Outcome Agreement	Effective prioritisation of capital resources will be essential to achieve key outcomes over the coming years.
VI Resources - (Financial, Staffing and Property)	General services capital investment in the Armadale and Blackridge ward during 2022/23 was £1.167 million. Approved investment for 2023/24 to 2027/28 is £3.505 million.
VII Consideration at PDSP	<p>The process for the development of the asset management strategy and capital investment programme was considered by Corporate Policy and Resources PDSP on 26 January 2023.</p> <p>Asset Lead Officers provide annual asset performance reports to relevant Policy Development and Scrutiny Panels (PDSPs).</p>
VIII Other consultations	Asset Lead Officers and Capital Project Managers.

D. TERMS OF REPORT

D.1 Background

West Lothian Council approved a ten year asset management and capital investment plan for 2023/24 to 2032/33 on 21 February 2023. As part of the approval the ten year capital plan, it was agreed that officers would report annually to local area committees on the progress on capital investment in their ward.

An updated plan, incorporating the final outturn position from 2022/23, was considered and approved by Council Executive on 20 June 2023. The future planned investment from 2023/24 to 2027/28 included in this report is based on the updated programme agreed in June 2023.

D.2 Capital Investment in Armadale and Blackridge Ward in 2022/23

The overall general services capital investment expenditure for 2022/23 was £65.990 million compared to the approved budget of £69.105 million, with a net underspend of £3.115 million in the programme.

For 2022/23 identifiable investment in the Armadale and Blackridge ward was £1.167 million against a budget of £2.392 million. Full details of all budgets and expenditure for the ward are provided in Appendix 1, however the total investment by asset category is as follows:

Table 1: Investment in Armadale and Blackridge Ward in 2022/23 by Asset Category

Asset	Budget £'000	Final Outturn £'000	Variance £'000
Property	2,082	1,020	(1,062)
Roads and Related Assets	143	4	(139)
Open Space	167	143	(24)
Total	2,392	1,167	(1,225)

In summary the key elements of the investment in the ward during 2022/23 were:

Property Assets

Within 2022/23 there was spend of £1.020 million in the ward under the property category.

Combined investment of £158,000 was made in relation to roof repairs works at Westfield primary school and Armadale Primary School.

Works are underway at Eastertoun primary school with significant investment being made in 2022/23 and 2023/24. In addition, the first phase of works at Volunteer park were completed in 2022/23, which included replacement of the pitch flood lighting.

Roads and Related Assets

£4,000 was spent within the Armadale and Blackridge ward during 2022/23 under the Roads and Related Assets category.

Further investment is required on the surfacing works on the A801 Heatherfield to Westfield Roundabout. Site Investigations have identified that the subformation of the road is failing, officers are currently looking into solutions to ascertain the most cost-effective method.

Open Space Assets

Expenditure of £143,000 was incurred this year under the Open Space category.

Refurbishment and park improvements were carried out on Hillside Drive in Blackridge, as well as Watson Park in Armadale.

D.3 Agreed Capital Investment in Armadale and Blackridge Ward 2023/24 to 2032/33

The updated capital investment programme 2023/24 to 2032/33 approved on 20 June 2023 included identifiable investment of £3.505 million in Armadale and Blackridge over the ten year period. Full details of the planned investment in the ward are provided in Appendix 2 for information. The main areas of investment in the ward include:

Property Assets

There is £2.273 million identified in the capital budget between 2023/24 and 2027/28 under property assets within the Armadale and Blackridge ward.

Work continues at Eastertoun primary school with planned investment of £1.654 million within 2023/24. These works consist of a new build nursery extension, along with refurbishment to form more open and flexible learning spaces.

The second phases of works at Volunteer Park will continue, with investment of £415,000 scheduled for 2023/24. This will include refurbishment to the existing changing rooms.

Roads and Related Assets

There is £1.060 million identified in the capital budget between 2023/24 and 2027/28 under Roads Related Assets for schemes within the Armadale and Blackridge ward. Under roads and footway maintenance there is £590,000 planned over the period 2023/24 and 2027/28. Carriageway patching and surface dressing on the B792 Torphicen to A706 and B8028 C7 to B8047 have already been delivered in this financial year. On Dell avenue there will also be carriageway surface works undertaken this year.

Under street lighting, work on Westfield roundabout is programmed for 2024/25 as well as a number of streets in Blackridge, with a combined investment of £166,000.

Strengthening works on Kinnenhill Bridge are programmed for 2024/25.

Open Space Assets

There is £172,000 identified in the capital budget between 2023/24 and 2027/28 under Open Space Assets for schemes within the Armadale and Blackridge ward.

This will relate largely to planned improvements at Avondale Park and Watson Park in 2023/24, with Blackridge park and Westrigg in later years. Refurbishment works for the Westrigg play area have been scheduled in for 2025/26.

D.4 Future Updates on the Approved Capital Investment Programme

In line with the established reporting arrangements for capital budget monitoring, reports on progress of the 2023/24 approved programme will continue to be presented to Council Executive following detailed monitoring at months four, six and nine. Any material changes to the delivery of projects will be highlighted in these reports.

Although the council has an approved capital investment programme to 2032/33, the annual refresh and update of the approved programme will be presented to Council for consideration in early 2024. This is in line with the council's agreed financial planning principles that revenue, capital and treasury plans should continue to be considered and agreed at the same Council meeting.

E. CONCLUSION

This report fulfils the requirement to report to LACs on the progress of capital investment in their ward in the preceding year and to highlight planned capital investment over the period 2023/24 to 2032/33. Monitoring reports on the delivery of the overall general services capital investment programme during 2023/24 will continue to be presented to Council Executive. In addition, an updated capital investment programme will be presented to West Lothian Council for consideration in February 2024, in line with existing budgeting arrangements

F. BACKGROUND REFERENCES

Corporate Asset Management Strategy and General Services Ten Year Capital Investment Strategy 2023/24 to 2032/33 – Report by Head of Finance and Property Services to West Lothian Council on 21 February 2023

General Services Capital Investment Strategy 2023/24 to 2032/33 – Update – Report by Head of Finance and Property Services to Council Executive on 20 June 2023

Appendices/Attachments:

Appendix 1 - 2021/22 General Services Capital Investment in Armadale and Blackridge Ward
Appendix 2 - Approved Capital Investment in Armadale and Blackridge Ward 2023/24 to 2027/28

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2021/22 GENERAL SERVICES CAPITAL PROGRAMME EXPENDITURE - ARMADALE & BLACKRIDGE

Project	2022/23 Budget £'000	2022/23 Outturn £'000	2022/23 Variance £'000
PROPERTY ASSETS			
School General and Estate Wide Planned Improvements			
Window Replacement - St Anthony's	0	2	2
Roof Replacement & Repair - Westfield PS	50	41	(9)
Roof Replacement & Repair - Armadale PS	120	115	(5)
School General and Estate Wide Planned Improvements - Total	170	158	(12)
Schools General Projects			
ELC - Blackridge PS - new build	47	18	(29)
ELC - Eastertoun PS, Armadale - kitchen	0	1	1
Eastertoun PS, Armadale - refurbishment	1,000	49	(951)
Schools General Projects - Total	1,047	68	(979)
Schools Projects - Developer Funded			
St Anthony's PS, Armadale - phase 2 extension & minor works	98	0	(98)
Schools Projects - Developer Funded - Total	98	0	(98)
Operational Buildings Projects			
Volunteer Park, Armadale	767	794	27
Operational Buildings Projects - Total	767	794	27
TOTAL PROPERTY ASSETS	2,082	1,020	(1,062)
ROADS AND RELATED ASSETS			
A Class Roads - Backlog and Lifecycle Investment			
A801 - Heatherfield to Westfield Roundabout	58	2	(56)
A Class Roads - Backlog and Lifecycle Investment - Total	58	2	(56)
Adopted Footways - Backlog and Lifecycle Investment			
Adopted Footways - Backlog and Lifecycle Investment - Total	0	0	0
Road Lighting			
Brown Street, Hailstaines Cre	0	1	1
Road Lighting - Total	0	1	1
Adopted and Non Adopted Bridges - Backlog and Lifecycle Investment			
Kinnenhill Bridge	20	1	(19)
Adopted and Non Adopted Bridges - Backlog and Lifecycle Investment - Total	20	1	(19)
Town Centres and Villages			
Armadale Town Centre	65	0	(65)
Town Centres - Total	65	0	(65)
TOTAL ROADS AND RELATED ASSETS	143	4	(139)

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Project	2022/23 Budget £'000	2022/23 Outturn £'000	2022/23 Variance £'000
OPEN SPACE ASSETS			
Open Space and Sports Facility Projects			
Watson Park, Armadale - ball court	40	40	0
Open Space and Sports Facility Projects - Total	40	40	0
Open Space and Sports Facility Planned Improvements			
Hillside Drive, Blackridge	29	30	1
Watson Park, Armadale	93	73	(20)
Open Space and Sports Facility Planned Improvements - Total	122	103	(19)
Children's Play Areas			
Drove Road Play Area, Armadale	5	0	(5)
Children's Play Areas - Total	5	0	(5)
TOTAL OPEN SPACE ASSETS	167	143	(24)
TOTAL - ARMADALE & BLACKRIDGE	2,392	1,167	(1,225)

2023/24 TO 2027/28 GENERAL SERVICES CAPITAL PROGRAMME - ARMADALE & BLACKRIDGE

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	Budget 2023/24 £'000	Budget 2024/25 £'000	Budget 2025/26 £'000	Budget 2026/27 £'000	Budget 2027/28 £'000	Total Budget £'000
PROPERTY ASSETS						
School General Planned Improvements						
Boiler Replacement - St Anthony's PS, Armadale	0	50	0	0	0	50
Boiler Replacement - Westfield PS	25	0	0	0	0	25
School General Planned Improvements - Total	25	50	0	0	0	75
Schools General Projects						
Eastertoun PS, Armadale – refurbishment	1,654	0	0	0	0	1,654
Early Learning Childcare - Blackridge PS	29	0	0	0	0	29
Schools General Projects - Total	1,683	0	0	0	0	1,683
Schools Projects - Developer Funded						
Blackridge PS – internal reconfiguration post extension (Developer Contribution)	0	100	0	0	0	100
Schools Projects - Developer Funded - Total	0	100	0	0	0	100
Operational Buildings & Depot Modernisation						
Volunteer Park, Armadale	415	0	0	0	0	415
Operational Buildings Projects - Total	415	0	0	0	0	415
TOTAL PROPERTY ASSETS	2,123	150	0	0	0	2,273

2023/24 TO 2027/28 GENERAL SERVICES CAPITAL PROGRAMME - ARMADALE & BLACKRIDGE

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	Budget 2023/24 £'000	Budget 2024/25 £'000	Budget 2025/26 £'000	Budget 2026/27 £'000	Budget 2027/28 £'000	Total Budget £'000
<u>ROADS AND RELATED ASSETS</u>						
B Class Roads - Backlog and Lifecycle Investment						
B792 - Torphichen to A706	50	0	0	0	0	50
B8028 - C7 to B8047	110	0	0	0	0	110
B Class Roads - Backlog and Lifecycle Investment - Total	160	0	0	0	0	160
C Class Roads - Backlog and Lifecycle Investment						
C1 - Boundary to B718/B718 to Torrance Farm/Netherhouses to Harestanes	0	107	273	0	0	380
C Class Roads - Backlog and Lifecycle Investment - Total	0	107	273	0	0	380
U Class Roads - Backlog and Lifecycle Investment						
Dell Avenue, Armadale	50	0	0	0	0	50
U Class Roads - Backlog and Lifecycle Investment - Total	50	0	0	0	0	50
Road Lighting						
Redburn Road / Bedlormie Drive / Ogilface Crescent - Blackridge	0	0	96	0	0	96
Westfield Roundabout - Westfield	0	70	0	0	0	70
Road Lighting - Total	0	70	96	0	0	166
Bridges						
Kinnenhill Bridge	30	209	0	0	0	239
Bridges - Total	30	209	0	0	0	239
Town Centres and Villages						
Armadale Town Centre	65	0	0	0	0	65
Town Centres and Villages - Total	65	0	0	0	0	65
TOTAL ROADS AND RELATED ASSETS	305	386	369	0	0	1,060

2023/24 TO 2027/28 GENERAL SERVICES CAPITAL PROGRAMME - ARMADALE & BLACKRIDGE

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	Budget 2023/24 £'000	Budget 2024/25 £'000	Budget 2025/26 £'000	Budget 2026/27 £'000	Budget 2027/28 £'000	Total Budget £'000
OPEN SPACE ASSETS						
Open Space and Sports Facility Projects						
Watson Park - multi use games area	0	0	40	0	0	40
Open Space and Sports Facility Projects - Total	0	0	40	0	0	40
Open Space and Sports Facility Planned Improvements						
Avondale Park, Armadale	25	0	0	0	0	25
Blackridge Park, Armadale	0	0	20	0	0	20
Watson Park, Armadale	27	0	0	0	0	27
Westrigg Park, Armadale	0	20	0	0	0	20
Open Space and Sports Facility Planned Improvements - Total	52	20	20	0	0	92
Children's Play Areas						
Westrigg, Armadale	0	0	40	0	0	40
Children's Play Areas - Total	0	0	40	0	0	40
TOTAL OPEN SPACE ASSETS	52	20	100	0	0	172
TOTAL B6009 - ARMADALE & BLACKRIDGE	2,480	556	469	0	0	3,505