

Department of Business Operations and Partnerships

Director: Louise Pringle

Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG

Phone: 0141 577 3000

website: www.eastrenfrewshire.gov.uk

Date: 6 December 2024

When calling please ask for: Barry Tudhope (Tel: 0141 577 3023)

Email: barry.tudhope@eastrenfrewshire.gov.uk

TO: Provost Montague; Deputy Provost Campbell; and Councillors Anderson, Bamforth, Buchanan, Convery, Cunningham, Devlin, Edlin, Ireland, Lunday, Macdonald, McLean, Merrick, Morrison, O'Donnell, Pragnell and Wallace.

MEETING OF EAST RENFREWSHIRE COUNCIL

A meeting of the East Renfrewshire Council will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock, G46 6UG on **Wednesday, 11 December 2024 at 5.00 p.m.**

The agenda of business is as listed below.

Prior to the commencement of the meeting the Provost will make a statement that the meeting will be webcast live and recorded for later, publicly accessible archive viewing.

Yours faithfully

Louise Pringle

LOUISE PRINGLE

DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

3. PRESENTATION: CITIZEN OF THE YEAR 2024

The Provost will present the Citizen of the Year Award 2024.

4. MINUTES OF PREVIOUS MEETINGS

Submit for approval as a correct record and signature the Minutes of the Meeting of the Council held on 23 October 2024 (copy attached, pages 5 – 12).

5. MINUTE VOLUME (Issued Under Separate Cover)

Submit for approval as a correct record the Minutes of Meetings for the period 23 October 2024 to 5 December 2024.

6. STATEMENT BY LEADER OF THE COUNCIL: EAST RENFREWSHIRE - A PLACE TO GROW

7. STATEMENTS BY CONVENERS AND REPRESENTATIVES ON JOINT BOARDS AND COMMITTEES

8. PROVOST'S ENGAGEMENTS

Report by Director of Business Operations and Partnerships (copy attached, pages 13 – 14).

9. ITEMS REMITTED TO THE COUNCIL

(i) Interim (Quarter 2) Treasury Management Report For 2024/25

Report by Head of Finance (Chief Financial Officer) (copy attached, pages 15 – 30) (Audit and Scrutiny Committee – 21 November 2024).

Audit & Scrutiny Committee Recommendation:

That the organisations for investment of surplus funds be approved in accordance with Appendix 8 to the report.

(ii) General Fund Capital Programme

Report by Head of Finance (Chief Financial Officer) (copy attached, pages 31 – 50) (Cabinet 21 November 2024).

Cabinet Recommendation:

That Council:

- note and approve the movements within the 2024/25 programme; and
- note the shortfall of £0.215m and that income and expenditure on the programme will be managed and reported on a regular basis.

(iii) Housing Capital Programme

Report by Head of Finance (Chief Financial Officer) (copy attached, pages 51 – 56) (Cabinet 21 November 2024).

Cabinet Recommendation:

That Council:

- note and approve the movements within the programme; and
- note the shortfall of £0.121m and that income and expenditure on the programme will be managed and reported on a regular basis.

10. COMMUNITY SAFETY 24/7 RESPONSE CENTRE AND OVERLEE HOUSE UPGRADES

Joint Report by the Director of Business Operations and Partnership and Director of Environment (copy attached, pages 57 – 60)

11. EASTWOOD HEADQUARTERS REFURBISHMENT – UPDATE REPORT

Report by Director of Environment (copy attached, pages 61 – 68)

12. HEALTH AND SOCIAL CARE PARTNERSHIP CHIEF OFFICER RECRUITMENT

Report by Director of Business Operations and Partnerships (copy attached, pages 69 – 70).

A recording of the Council meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>

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MINUTE

of

EAST RENFREWSHIRE COUNCIL

Minute of meeting held at 5.00pm in the Council Chamber, Council Headquarters, Giffnock on 11 September 2024.

Present:

Councillor Andrew Anderson	Councillor Chris Lunday
Councillor Caroline Bamforth	Councillor David Macdonald (*)
Councillor Tony Buchanan	Councillor Jim McLean (*)
Deputy Provost Kate Campbell	Provost Mary Montague
Councillor Angela Convery	Councillor Andrew Morrison
Councillor Betty Cunningham (*)	Councillor Owen O'Donnell (Leader)
Councillor Paul Edlin	Councillor Katie Pragnell
Councillor Annette Ireland	Councillor Gordon Wallace

Provost Montague in the Chair

Attending:

Steven Quinn, Chief Executive; Caitriona McAuley, Director of Environment; Louise Pringle, Director of Business Operations and Partnerships; Mark Ratter, Director of Education; Julie Murray, Chief Officer, Health and Social Care Partnership (HSCP); Kenny Marwick, Head of Environment (Operations); Siobhan McColgan, Head of Education Services (Equality and Equity); Raymond Prior, Head of Children's Services and Justice, Chief Social Work Officer; Kirsty Stanners, Head of Finance; Gerry Mahon, Chief Officer (Legal & Procurement); John Buchanan, Operations Manager; Arlene Cassidy, Children's Services Strategy Manager; Barry Tudhope, Democratic Services Manager; John Burke, Democratic Services Officer; and Lesleyann Burns, Assistant Democratic Services Officer.

(*) indicates remote attendance.

Apologies:

Councillors Devlin and Merrick.

DECLARATIONS OF INTEREST

1002. There were no declarations of interest intimated.

PROVOST'S AWARD – CITIZEN OF THE YEAR

Before moving to the first item of business, the Provost referred to the community volunteer work of Sandra Douglas of the Back to School Bank in Spiersbridge. This service ensured that children across East Renfrewshire had brand new school uniforms and other school supplies

they needed, while giving dignity and compassionate support to their carers. The organisation had helped 400 children over the past year.

The Provost recognised Mrs Douglas as the driving force behind the organisation and, while recognising that the calibre of nominations had been very high, she was pleased to give the award to her for her outstanding work. The Provost presented Mrs Douglas with her award and other members of the Council spoke in glowing terms about her ongoing work in the community.

Mrs Douglas responded in appropriate terms, thanking the Council for its support over the year and going forward.

MINUTES OF PREVIOUS MEETINGS

1003. The Council considered the Minutes of the meetings of the Council held on 11 September 2024 and 26 September 2024.

The minutes were approved.

MINUTES OF MEETINGS OF COMMITTEES

1004. The Council considered and approved the Minutes of the meetings of the undernoted:-

- (a) Cabinet (Police & Fire) – 12 September 2024;
- (b) Special Licensing Committee – 17 September 2024;
- (c) Education Committee – 26 September 2024;
- (d) Audit & Scrutiny Committee – 26 September 2024;
- (e) Planning Applications Committee – 2 October 2024;
- (f) Local Review Body – 2 October 2024;
- (g) Cabinet – 3 October 2024;
- (h) Licensing Committee – 8 October 2024

STATEMENTS BY CONVENERS AND REPRESENTATIVES ON JOINT BODIES AND COMMITTEES

1005. Two statements had been received and summarised as follows:

- (a) Councillor Anderson – Convener for Education and Equalities

Councillor Anderson gave an update on the re-opening of the tennis courts at Cowan Park following their renovation. Over 200 local primary school pupils had participated in supervised play with Sports Leaders from St Luke's High School. The Courts would host a number of events aimed at getting local people active and learning to play the game. The courts could be booked using a new booking system with associated gate access technology, meaning it was now easier to book a court in advance and guarantee availability.

He also remarked on the Summer Reading Challenge, where public libraries across Scotland supported children aged 4 to 11 to participate in reading during the summer holidays. Over 800 children had participated in the event and it was expected that East Renfrewshire would continue to be among the top quartile in terms of participation and completion.

Finally, Councillor Anderson referred to the East Renfrewshire Culture and Leisure Trust Staff awards at Dalmeny Hotel at the end of September. Staff had been

nominated for awards by their colleagues and recognised for outstanding performance in a number of categories, reflecting the Trust's core values of Professionalism, Pursuit of Excellence, Teamwork, Community and Customer Service. Councillor Anderson offered his congratulate all nominees and winners and thanked them for their outstanding contribution to the communities of East Renfrewshire.

(b) Councillor Pragnell – Convener for Social Work and Health

Councillor Pragnell reported on the recent meeting of the Integration Joint Board (IJB) where, the audited Annual Report and Accounts for the IJB was agreed. She indicated that the IJB had received an unqualified audit opinion, however, the key message remained financial sustainability, with concern over the current and ongoing level of savings required.

An overall projected overspend of just under £1.7 million had been reported, mainly against the NHS element of the budget.

Councillor Pragnell also provided an update on the charging for services in 2024/2025 and beyond. A seminar had been planned for the end of October to further discuss this, with proposals to be presented to Cabinet in December. The other items on the meeting were also summarised for members' information.

PROVOST'S ENGAGEMENTS

1006. The Council considered a report by the Director of Business Operations and Partnerships, providing details of civic engagements attended and civic duties performed by Provost Montague since the meeting on 11 September 2024.

The Council noted the report.

AUDIT AND SCRUTINY COMMITTEE – 26 SEPTEMBER 2024 – INTERIM TREASURY MANAGEMENT REPORT FOR 2024/25 – QUARTER 1

1007. Under reference to the Minute of the meeting of the Audit and Scrutiny Committee of 26 September 2024 (Page 726, Item 705 refers), when it had been agreed to recommend to the Council that the organisation for investment of surplus funds be approved in accordance with Appendix 8 to the report, the Council considered a report by the Head of Accountancy (Chief Financial Officer) reporting on the Treasury Management activities for the first quarter of 2024/2025.

The Council agreed that the organisations for investment of surplus funds be approved in accordance with Appendix 8 to the report.

CABINET – 3 OCTOBER 2024 – GENERAL FUND CAPITAL PROGRAMME

1008. Under reference to the Minute of the meeting of the Cabinet of 3 October 2024 (Page 973, Item 985 refers), when it had been agreed to recommend to the Council that the proposed adjustments to the General Fund Capital Programme and the use of Developer Contributions to fund the increase in the total budget for Maidenhill Primary School be approved, the Council considered a report by the Head of Finance, recommending adjustments to the Programme as at 30 June 2024 in light of developments that had arisen since the Programme had been approved.

In response to questions on the Maidenhill Primary School Extension, it was confirmed that, while no final price had been established, it was vital to approve the extra funding to time was not lost on the project. The situation in terms of the use of developer contributions was also clarified as these had been earmarked for use in education, justifying this spend.

Following further clarification in terms of developments in the Aurs Road project, the Council:-

- (a) approved the movements within the 2024/2025 Programme;
- (b) approved the use of Developer Contributions to fully fund the estimated £0.526m increase in the total budget for the Maidenhill Primary School Extension; and
- (c) noted the shortfall of £0.215m and that income and expenditure on the programme would be managed and reported on a regular basis.

CABINET – 3 OCTOBER 2024 – HOUSING CAPITAL PROGRAMME

1009. Under reference to the Minute of the meeting of the Cabinet of 14 December 2023 (Page 974, Item 986 refers), when it had been agreed to recommend to the Council that the proposed adjustments to the Housing Capital Programme be approved, the Council considered a report by the Head of Finance, monitoring expenditure as at 30 June 2024 against the approved 2024/25 Programme.

The Council:-

- (a) noted and approved the current movements within the Programme; and
- (b) noted the shortfall of £0.101m and that income and expenditure on the Programme would be managed and reported on a regular basis.

THE NEW EAST RENFREWSHIRE PROMISE BOARD AND DELIVERING OUR CORPORATE PARENTING RESPONSIBILITIES

1010. The Council considered a report by the Head of Children’s Services and Criminal Justice, Health and Social Care Partnership, on the proposed creation of the East Renfrewshire Promise Board and the introduction of a three tier Promise Workforce Learning Programme.

The Promise to care experienced children and young people that, *“You will grow up loved, safe and respected. And by 2030, that promise must be kept”* had been made following the Independent Care Review, which found that the current “care system” in Scotland wasn’t working. The Promise, and associated 10 year plan, which were launched on 5 February 2020, were attached as an appendix to the report and summarised within the report.

The report also provided context around the corporate parenting responsibilities of involved agencies in terms of looked after and care experienced children and young people. This was recognised as the collective responsibility of the Council, elected members, employees and other key partners to provide the best possible care and protection. The key to delivering this would be for all corporate parents to commit to full implementation of all aspects of the Promise 10 Year Plan and the foundations of Voice, Family, Care, People and Scaffolding which underpinned it.

In order to meet the Council’s obligations in terms of the Promise, it was proposed to establish an East Renfrewshire Promise Board, and the model for this was outlined in the report. To accompany this, a three tier Promise Workforce Learning Programme had been devised to

support Promise Champions, their workforce and all corporate parents to understand the purpose and intent of the Promise. The full programme was attached as an appendix to the report.

In discussion, the Council broadly welcomed the report and the direction of travel in terms of working to deliver on the Promise. Members also expressed thanks for a seminar which had taken place prior to the meeting which had been very informative in the work currently ongoing within East Renfrewshire and the impact it was having.

The Council noted:-

- (a) approved the proposed East Renfrewshire Promise Board model;
- (b) delegated authority to the Chief Social Work Officer, as set out in paragraph 13 of the report, to determine Board membership in the event of a surplus of nominations from the Council's elected members; and;
- (c) agreed to the new three tier Promise Workforce Learning Programme and to promote attendance and engagement across the partnership in East Renfrewshire.

CHIEF SOCIAL WORK OFFICER'S ANNUAL REPORT 2023/2024

1011. The Council considered the Chief Social Work Officer's (CSWO's) Annual Report for 2023/24, seeking approval for the content for submission to the Office of the Chief Social Work Advisor, Scottish Government.

The Annual Report, a copy which was appended to the report, provided an overview of professional social work activity within East Renfrewshire in 2022/23 through the delivery of statutory functions and responsibilities held by the CSWO. Although there were many examples of success to celebrate and build on, there continued to be significant challenges and risks facing social work and social care, with financial sustainability and uncertainty being core pressures. These challenges could not be met without the continued commitment and dedication of social work and social care staff.

There followed a discussion around the increase in enquiries for Social Work services, the effect of ongoing financial restrictions on the provision of care, the increased in recorded incidents of domestic abuse and the potential reasons for the increase. The Council was broadly thankful for the information provided and for the work of the Chief Social Work Officer and his team in providing the best possible service they could in difficult circumstances.

The Council agreed to approve the content of the Chief Social Work Officer's Annual Report, attached as Appendix 1 to the report, for submission to the Office of the Chief Social Work Advisor, Scottish Government.

BROWN BIN (GARDEN/FOOD WASTE) COLLECTION PROPOSAL

1012. The Council considered a report by the Director of Environment on proposed changes to the collection of brown bins (garden and food waste) from Monday 5 May 2025.

The report outlined the current situation in terms of brown bin collection as a weekly collection, 50 per year. The collection of garden waste required an annual permit, while the collection of food waste was statutory and collected without a need for a permit. Approximately 22,800 permits had been issued for 2024/25, along with 442 permits for an additional brown bin, demonstrating a high demand for the service.

Following a benchmarking exercise, it had been discovered that East Renfrewshire was the only council that offered a weekly collection of garden waste, with the vast majority either charging for the service, or not providing it at all. Only 3 councils did not currently charge for the collection of garden waste, and two of those were seeking to introduce charges in 2025/26. A full breakdown of the information from the benchmarking exercise was provided in the report.

It was indicated that garden waste collections were expected to operate at an under recovery of £753,398 after disposal costs for the collected waste. In response to this, and to bring the Council more in line with other local authorities, it was proposed that the permit charge be maintained at £52.20 but change the frequency of collections to a fortnightly service. This change was anticipated to reduce costs by £356,000.

In discussion, members did not welcome the proposed change, however, it was expressed that such changes would be necessary to meet ongoing savings targets. While there was a proposal that collection could be moved to a seasonal collection, with no collections during winter months, it was indicated that this had been investigated and would not provide the saving outlined in the report. There were also concerns raised around timing as it was not yet clear what budget settlements would look like, while it was conceded that it was unlikely the budget would see an increase sufficient to eliminate the need for this saving.

Following the discussion, Councillor O'Donnell, seconded by Councillor Anderson moved in terms of the recommendations in the report.

Councillor Buchanan, seconded by Councillor Macdonald, moved as an amendment that the paper be noted and the communications strategy continue, with a final decision on the proposal deferred until budget information was available.

On the roll being called, Councillors Anderson, Campbell, Cunningham, Edlin, McLean, Morrison, O'Donnell, Pragnell, Wallace and Provost Montague voted for the motion and Councillors Bamforth, Buchanan, Convery, Ireland, Lunday, and Macdonald voted for the amendment.

There being 10 votes for the motion and 6 votes for the amendment, the motion was declared carried and the Council:-

- (a) noted the information provided as background on the costs and usage of the current brown bin (garden and food waste) collection scheme; and
- (b) approved the change of frequency of brown bin collections to a fortnightly service, while maintaining the current cost of the garden waste permit scheme within this.

CHANGES TO ORGANISATIONAL REMITS – ENVIRONMENT

1013. The Council considered a report by the Director of Business Operations and Partnerships seeking approval for a change to the Head of Service remits within the Environment Department.

The current structure of three Heads of Service in Environment was detailed in Appendix 1a to the report. Following review, it was determined that, in order to better reflect local and national priorities, there was a need to consider how to maximise the capacity of the Environment Department to continue to meet the challenges associated with the Council's strategic vision.

The changed structure, which were also included as an appendix to the report, and were summarised within the report, would continue to meet the Department's priorities within the context of changes in each distinct area of work.

The Council:-

- (a) approved the changes to the Head of Service remits within the management structure in the Environment Department; and
- (b) delegated to the Head of HR and Corporate Services, in consultation with the Director of Environment, to make the necessary arrangements.

ARMED FORCES COVENANT AND SUPPORTING ACTIVITIES

1014. The Council considered a report by the Director of Business Operations and Partnerships on the engagement and work being carried out in support of the Armed Forces Covenant to support serving personnel, regulars and reserve, veterans, their partners and dependent children in East Renfrewshire. The report also provided an update on the Council's work toward gaining Gold accreditation from the Ministry of Defence's Defence Employer Recognition Scheme (ERC).

The report was presented by Councillor Campbell, as Armed Forces Champion for East Renfrewshire, who highlighted the work ongoing in East Renfrewshire to secure funding through charity bids and ensuring signposting of resources to all requiring support.

In particular, Councillor Campbell highlighted the Health for Heroes programme, which offered free gym and fitness centre memberships and was the first of its kind in the UK. She also highlighted the quarterly Veteran's Breakfast Club, which had a positive effect on the mental and physical health of veterans in their return to civilian life.

Councillor Campbell also pointed out that many aspects of the Gold accreditation from the Ministry of Defence ERC were already recognised within the Council.

The Council:-

- (a) noted the progress that had been made by the Council, Health and Social Care Partnership and East Renfrewshire Culture and Leisure Trust in supporting the armed forces community and implementing the Armed Forces Covenant duties;
- (b) noted the work of the Veterans Support Officer in supporting service personnel and all the activities in the area; and
- (c) recognised the work to pursue the Ministry of Defence's Defence Employer Recognition Scheme Gold recognition award.

PROVOST

EAST RENFREWSHIRE COUNCIL11 December 2024Report by Director of Business Operations and PartnershipsPROVOST'S ENGAGEMENTS**PURPOSE OF REPORT**

1. To advise the Council of the civic engagements carried out by Provost Montague since the meeting of the Council on 23 October 2024.

RECOMMENDATION

2. It is recommended that the Council notes the report.

REPORT

3. Since the Council meeting on 23 October 2024, Provost Montague has carried out the civic engagements as listed below:-

25 October	Opened Glasgow Southern Art Club/Helping Hands Charity Art Exhibition
26 October	Attended Tennis-a-Thon, Busby Lawn Tennis Club
27 October	Attended Girl Guides Annual Review, Broom Parish Church, Newton Mearns
7 November	Attended Festival of Light Event, Newton Mearns
8 November	Attended Showman's Guild Annual Luncheon, Glasgow
10 November	Attended Royal British Legion Newton Mearns Branch Remembrance Service, Newton Mearns Cenotaph and related Luncheon
10 November	Attended Remembrance Service, Giffnock Newton Mearns Synagogue
10 November	Attended East Renfrewshire Council's Remembrance Service, Cowan Park, Barrhead and thereafter United Services Club, Barrhead
11 November	Attended Remembrance Service, War Memorial, Thornliebank
13 November	Attended Interfaith Tree Planting, St Clare's Primary School Campus, Newton Mearns
14 November	Attended East Renfrewshire Employability Awards, Barrhead
20 November	Hosted a Citizenship Ceremony, Council Headquarters
24 November	Attended Lubavitch in Scotland 55 th Anniversary Celebration Dinner, Giffnock
28 November	Attended Scottish Chamber of Commerce Annual Business Awards, Glasgow
4 December	Attended We Are East Ren Awards, Clarkston

RECOMMENDATION

4. It is recommended that the Council notes the report.

Louise Pringle
Director of Business Operations and Partnerships

Report Author

Linda Hutchison, Senior Democratic Services Officer (Tel 0141 577 8388)

E-mail linda.hutchison@eastrenfrewshire.gov.uk

Background papers - None

EAST RENFREWSHIRE COUNCIL

AUDIT & SCRUTINY COMMITTEE

21 November 2024

Report by Head of Finance (Chief Financial Officer)

INTERIM (QUARTER 2) TREASURY MANAGEMENT REPORT FOR 2024/25

PURPOSE OF REPORT

1. To advise the Audit & Scrutiny Committee on the Treasury Management activities for the Quarter ending 30 September 2024. The figures reported below may be subject to change during the current audit process.

RECOMMENDATION

2. It is recommended that the Committee:
 - note the Interim Treasury Management Report for Quarter 2 2024/25; and
 - recommend to the Council that the attached organisations for investment of surplus funds be approved.

BACKGROUND

3. In line with the CIPFA Code of Practice on Treasury Management, the Audit & Scrutiny Committee is responsible for ensuring effective inspection of treasury management activities and this report is submitted in accordance with this requirement.

SUMMARY

4. Overall the report demonstrates a well-managed treasury function within the Council. The average interest rate on long-term borrowing has remained the same from that reported in September. The Council continues to adopt a prudent approach to treasury management and, in particular, highlight the 7.20% of loans held as at 30 September 2024 that had variable interest rates, which is well below the Council's approved upper limit of 15%. The resulting stability in borrowing assists the Council in responding to the current national economic pressures.

RECOMMENDATION

5. It is recommended that the Committee:
 - note the Interim Treasury Management Report for Quarter 2 2024/25; and
 - recommend to the Council that the attached organisations for investment of surplus funds be approved.

REPORT AUTHOR

Head of Finance (Chief Financial Officer):

Kirsty Stanners

Chief Accountant:

Barbara Clark

Telephone Number:

0141 577 3068

E-mail:

barbara.clark@eastrenfrewshire.gov.uk

Report Date:

6 November 2024

INTERIM TREASURY MANAGEMENT REPORT QUARTER 2 2024/25

Table 1

1. Actual External Debt

	Borrowing 01/07/24 £M	Average Interest %	Borrowing 30/09/24 £M	Average Interest %	Change in year £M
<u>Long Term Borrowing</u>					
Public Works Loan Board	112.49	3.29	112.49	3.29	0.00
Local Authority Bonds	14.40	4.60	14.40	4.60	0.00
PFI / PPP Finance Leases	68.13	7.17	68.13	7.17	0.00
Total Long Term	195.02	4.74	195.02	4.74	0.00

Net Short Term Investments/Borrowing

Temporary Investments/Borrowing (27.01)	5.42	(25.63)	5.07	1.38
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NOTES

- (i) For the purposes of this report, long-term borrowing means loans taken on a long-term basis. This differs from the Annual Accounts, which have to categorise long-term loans with less than a year until repayment as short-term loans. Loans above totalling £0.003 million come into this category.
- (ii) The Treasury Strategy approved by the Council on 28 February 2024, ratified external borrowing of £62m from the Public Works Loan Board (PWLB) to be undertaken. However at present no new borrowing has been undertaken due to a recommendation by the Head of Finance to defer long term borrowing, where possible, until the current high interest rates come down. During the quarter there were no loan repayments.
- (iii) There has been no change to the average interest rate on long-term borrowing from that reported previously.
- (iv) The Council's net external borrowing position has increased in total by £1.38 million during the quarter due to both revenue and capital cash flows.
- (v) The Council's activity in the temporary investments market is shown along with the corresponding interest rate movements in Appendices 2 – 5. In response to difficulties in the financial markets and as part of a risk managed process designed to protect the principal of the sums invested, the maximum period of investment was restricted to 6 months.
- (vi) At 30 September 2024, the Council had 7.20% of its total debt outstanding in variable rate loans. For the Council to gain a high level of stability in overall borrowing costs, the Council's Treasury Policy Statement requires the exposure to variable rate loans to be less than 15% of the total debt outstanding.
- (vii) Appendix 6 shows the Bank of England MPC base rate covering the period April 2022 to the date of this report.

2. PWLB

The primary source of medium/long term borrowing is from the UK Government through the PWLB. The PWLB provides loans to local authorities at rates, which are in general more attractive than loans available from other sources.

3. DEBT MATURITY PROFILE

The Council's debt maturity profile at 30 September 2024 is shown both below and in Graph format at Appendix 7.

It is a requirement of the Council's Treasury Policy Statement that the maximum amount of long-term debt maturing in any one year should be no more than 15% of the Council's long-term debt outstanding, at the time of borrowing.

The Council's Debt Maturity Profile as at 30 September 2024 was within the agreed limits.

Long Term Debt Maturity Profile as at 30 September 2024

	PWLB	Local Authority Bond	Total	
	£M	£M	£M	%
24/25	0.00	0.00	0.00	0.00
25/26	0.00	0.00	0.00	0.00
26/27	5.01	0.00	5.01	3.95
27/28	2.01	0.00	2.01	1.58
28/29	0.00	0.00	0.00	0.00
29/30	0.00	0.00	0.00	0.00
30/31	0.00	0.00	0.00	0.00
31/32	0.00	0.00	0.00	0.00
32/33	0.00	0.00	0.00	0.00
33/34	0.00			
After 2034/35	105.47	14.40	119.87	94.47
Total	112.49	14.40	126.89	100.00

4. PRUDENTIAL INDICATORS

In line with the agreed monitoring arrangements for the Prudential Indicators, listed below there is a table showing all the prudential indicators comparing the approved indicator, as reported to the Council on 28 February 2024 along with the projected outturn figures recorded at 30 June and 30 September 2024, demonstrating that the Council is operating well within the limits set.

Prudential Indicator	Approved indicator £'000s	Projected Outturn @ 30/06/24 £'000s	Projected Outturn @ 30/09/24 £'000s
Capital Expenditure	75,740	77,738	77,657
Comment	Movement from the projected outturn at 30 June is due to the revised planning of capital projects within both the Housing and General Fund Capital Programmes, moving capital spend from the current to the following financial year.		
Capital Financing Requirement (CFR)	312,313	296,331	294,569
Comment	Movement from the projected outturn at 30 June is due the revised planning of capital projects within both the Housing and General Fund Capital Programmes, moving capital spend from the current to the following financial year.		
Operational Boundary for External Debt	317,144	301,163	299,400
Comment	Movement from the projected outturn as 30 June is due to a reduction in permitted borrowing from that last reported due to a reduction in capital spend in the current year.		
Authorised Limit For External Debt	354,496	336,116	334,090
Comment	In addition to the variance explanation for the Operational Boundary for External Debt above, the Authorised limit for External Debt also includes a further allowance to cover any unexpected temporary movements.		
Gross Debt	262,188	237,688	237,688
Comment	There is no movement from the position as at 30 June.		
Gross Debt to CFR (Under) / Over	(50,125)	(58,643)	(56,881)
Comment	Movement from the projected outturn at 30 June is as a result of a reduction in net capital expenditure in the current year.		

Financing to Net Revenue Stream Non – HRA HRA	6.3% 35.1%	5.9% 35.0%	5.9% 35.3%
Comment	Movements from the projected outturn at 30 June relates to a review of the anticipated HRA income in the current year since that last reported.		
HRA - Ratio of Debt to Revenue	334.8%	324.0%	326.2%
Comment	Movement from the projected outturn at 30 June relates mainly to a review of the anticipated HRA income in the current year since that last reported.		
HRA – Debt Per Dwelling £	16,891	16,575	16,080
Comment	Movement from the projected outturn at 30 June relates to a review of the projected housing stock numbers for the current year since that last reported.		
Code of Practice For Treasury Management	<p>The Council has adopted the CIPFA Treasury Management in the Public Services: Code of Practice and Cross-Sectoral Guidance Notes.</p> <p>All of the approved activities within the Council Treasury Management Policy Statement have been complied with.</p>		

The movement between the Capital Financing Requirement and the Gross Debt indicates the amount of internal borrowing required. This means that the capital borrowing need (the Capital Financing Requirement), has not been fully funded by external loan debt as the cash supporting the Council's reserves, balances and cash flow has been used as a temporary measure. This strategy remains both prudent and cost effective as borrowing costs are currently relatively high and the Head of Finance has requested that borrowing, where possible, is not undertaken until interest rates come down from their current level.

	Approved Indicator £'000s	Projected Outturn @ 30/06/24 £'000s	Projected Outturn @ 30/09/24 £'000s
Capital Financing Requirement	£312,313	£296,331	£294,569
Gross Debt	£262,188	£237,688	£237,688
Internal Borrowing Required	£50,125	£58,643	£56,881

5. DEBT PERFORMANCE INDICATOR

The Treasury Strategy sets out the following debt performance indicator:

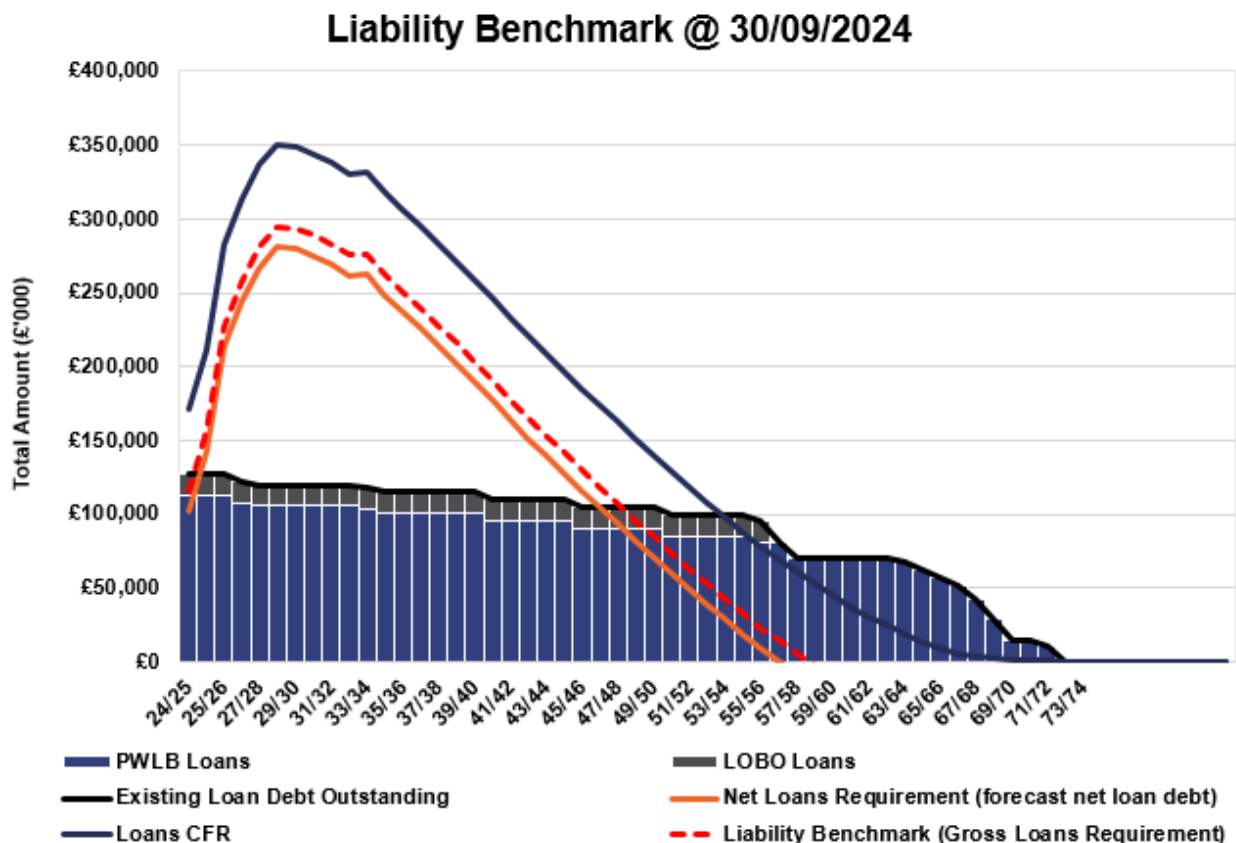
- i) Average “pool rate” compared to Scottish average:
This information is only available after the year end.

6. LIABILITY BENCHMARK

The Council is required to estimate and measure the Liability Benchmark (LB) for the forthcoming financial year and the following two financial years, as a minimum. It is a projection of the amount of loan debt outstanding that the Council needs to fund its existing debt liabilities, planned prudential borrowing and other cashflows.

There are four components to the LB: -

1. **Existing loan debt outstanding:** the Authority’s existing loans that are still outstanding in future years.
2. **Loans CFR:** this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and planned Loans Fund principal repayments.
3. **Net loans requirement:** this shows the Authority’s gross loan debt less treasury management investments at the last financial year-end, projected into the future and based on its approved prudential borrowing, planned Loans Fund principal repayments and any other major cash flows forecast.
4. **Liability benchmark (or gross loans requirement):** this equals net loans requirement plus short-term liquidity allowance.



7. APPROVED ORGANISATIONS FOR INVESTMENT

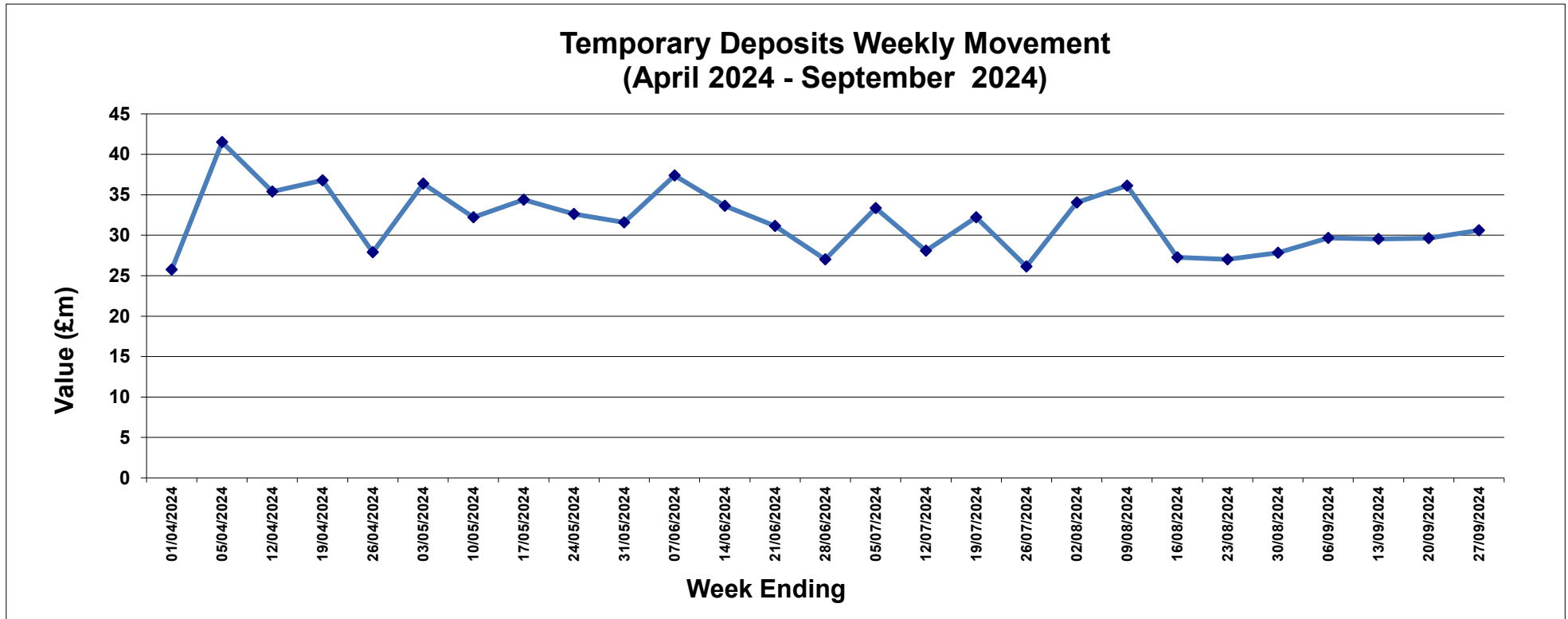
In line with normal practice, the status of all Banks and Building Societies has been reviewed in order to amend the current list of approved organisations for investment (see appendix 8). The only change made since that last reported on 26 September 2024 is to reflect the completion of the recent takeover of the Clydesdale/ Virgin Money bank by the Nationwide Group. All lending is in line with the permitted methods of investment, which were approved by Council on 28 February 2024 as part of the Treasury Management Strategy report.

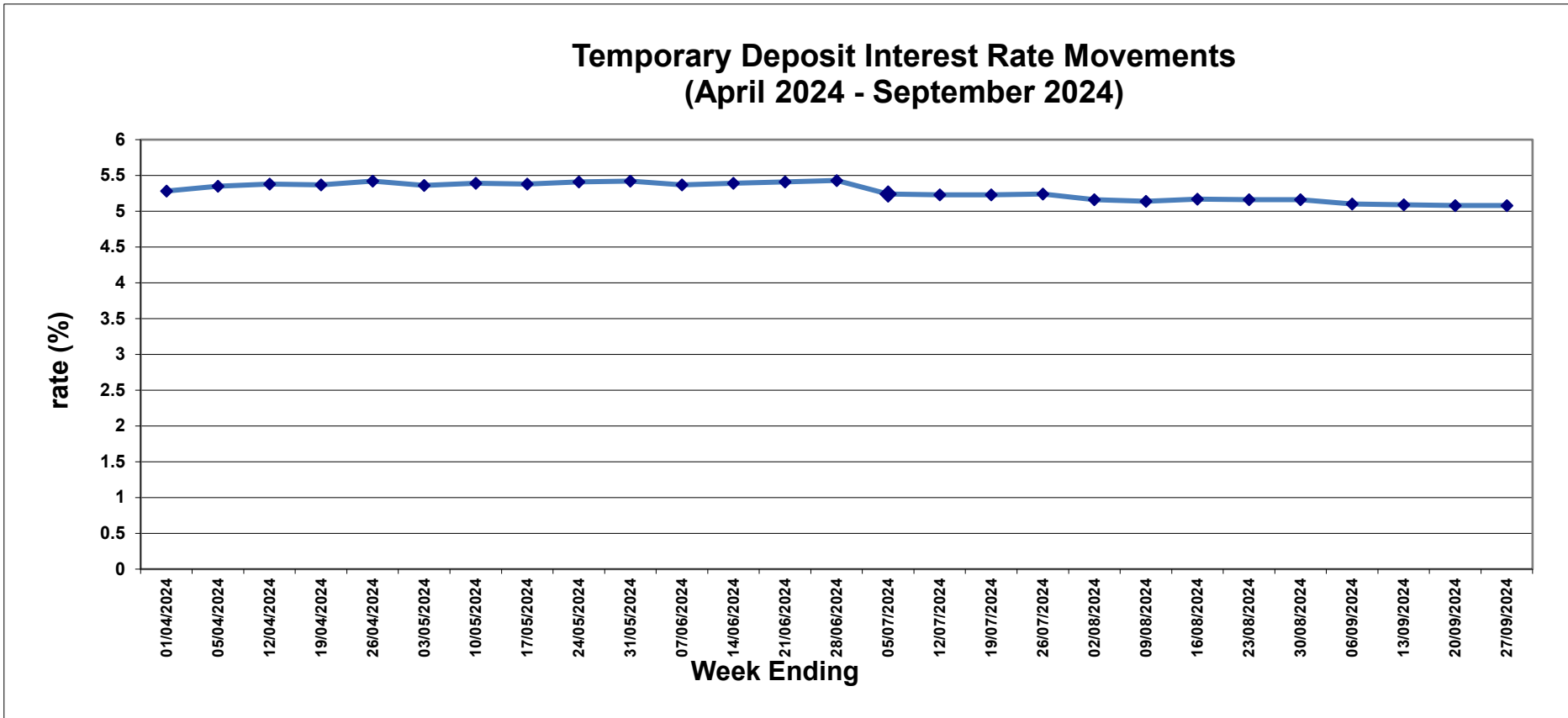
As a result of the banking crisis and in line with prudent financial management, investments have been restricted to UK organisations with high credit ratings. Also, the maximum period of investment was restricted to 6 months, in line with advice from our Treasury Advisers, Link Asset Services. These measures have been taken as part of a risk managed process designed to protect the principal of the sums invested.

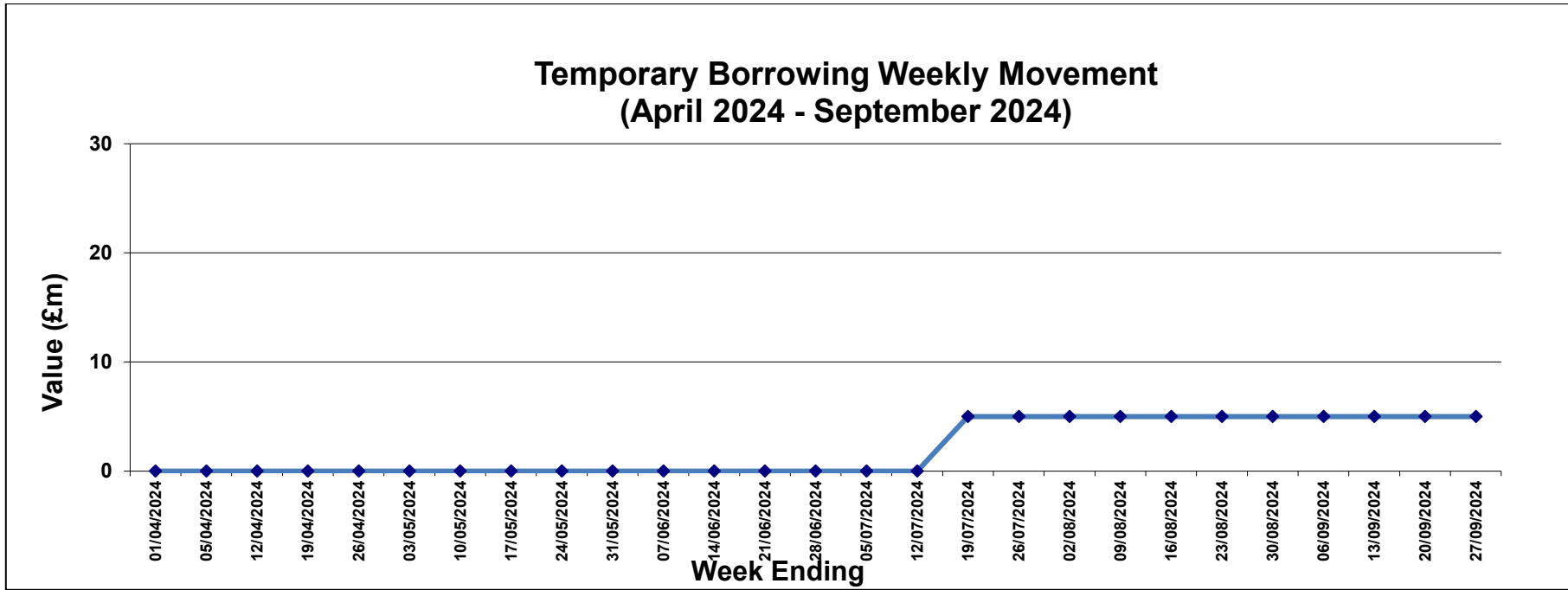
Credit ratings of organisations on the counter-party list are subject to continuous monitoring and review to ensure that subject to available professional advice, approved organisations remain sound for investment purposes.

8. TREASURY MANAGEMENT RISK

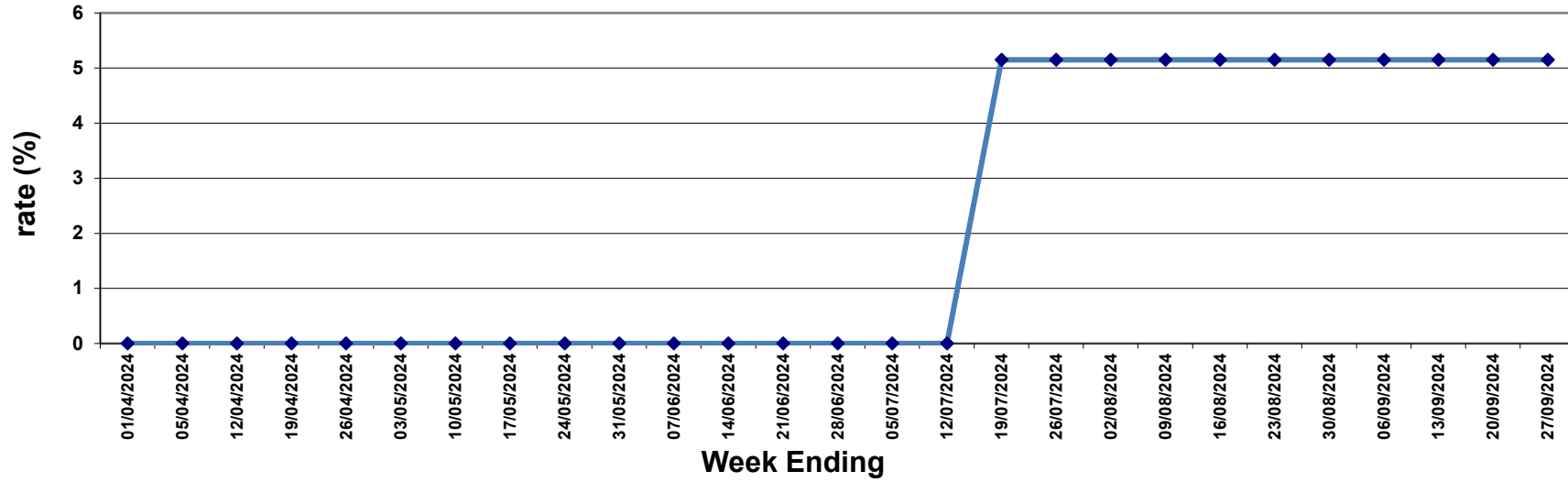
Within the Operational Risk Register for Accountancy Services there is a risk listed that highlights the difficulty in obtaining sufficient institutions, that meet the Council's criteria, to invest surplus funds with. To minimise this risk, the Council has six Money Market Funds which provide highly diversified investments.



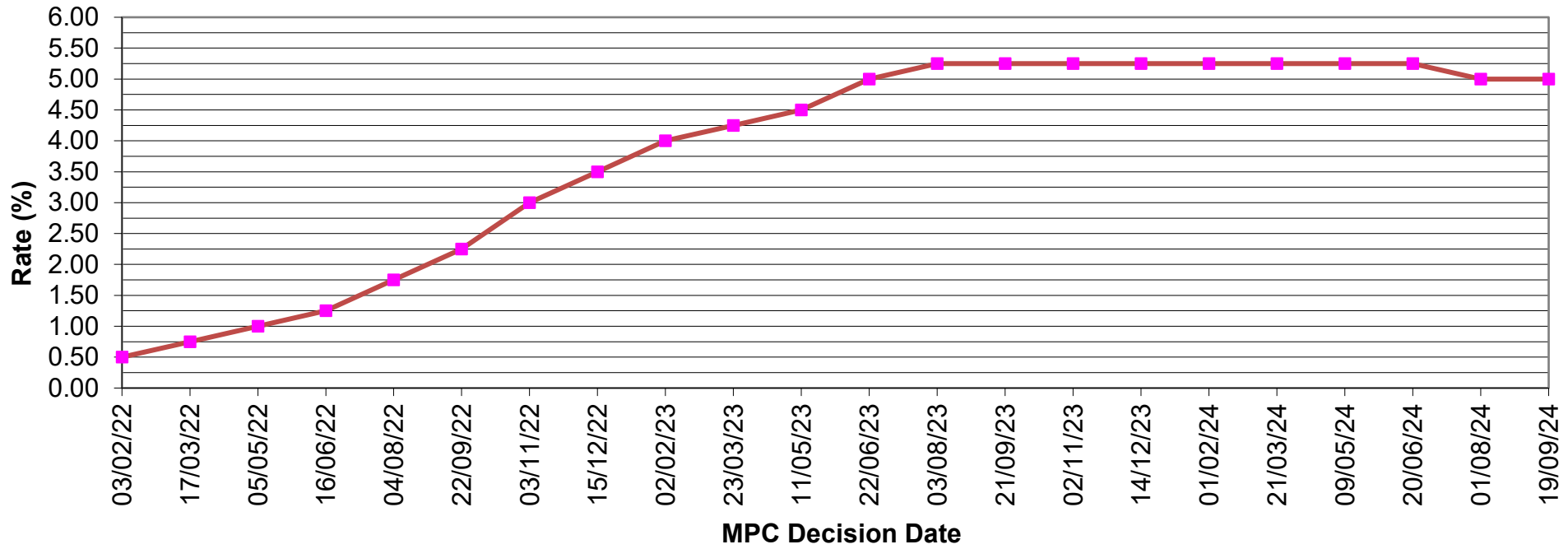




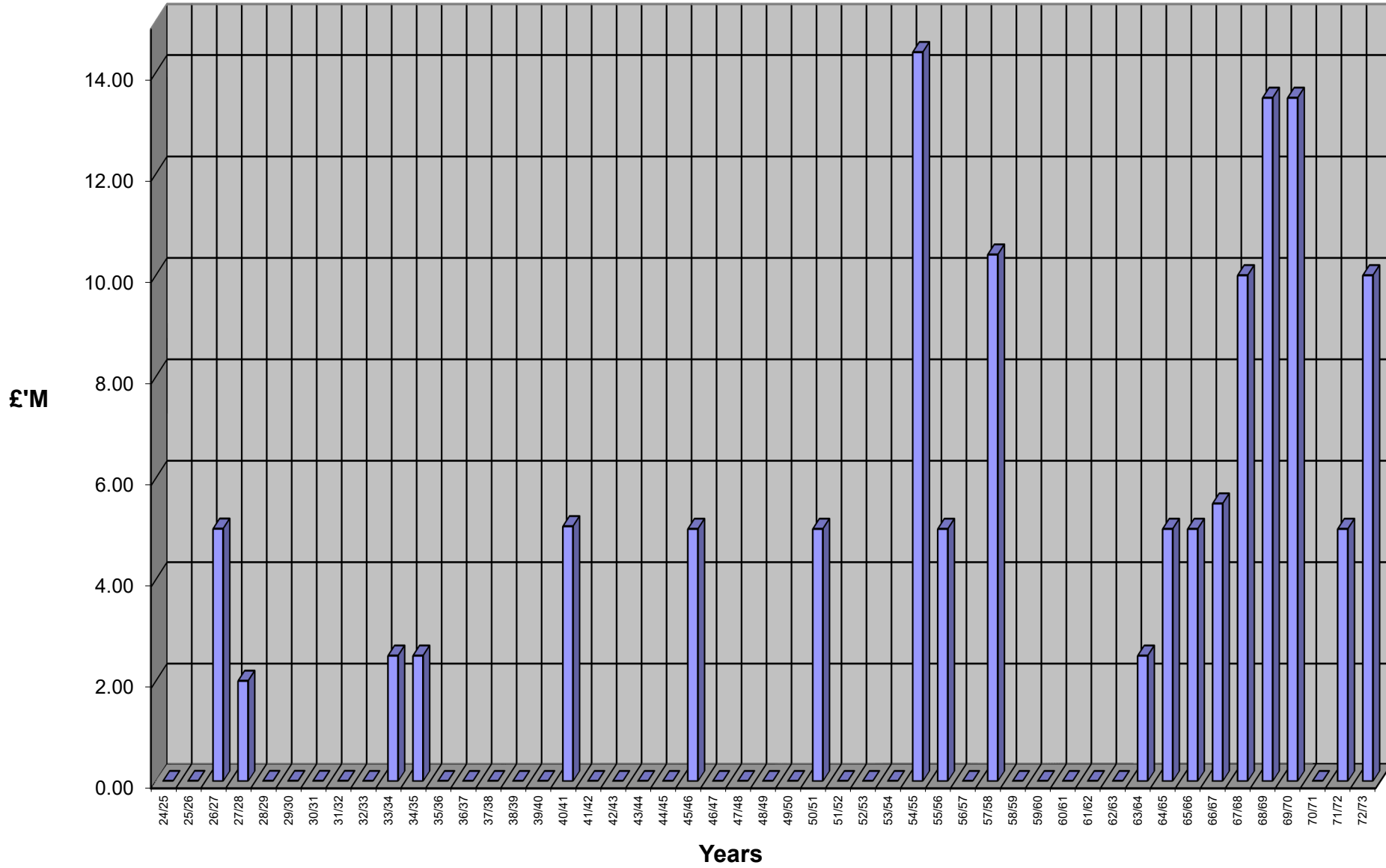
Temporary Borrowing Interest Rate Movements (April 2024 - September 2024)



Bank of England Base Rate Movements (April 2022 to September 2024)



Long Term Debt Maturity Profile as at 30/09/2024



**EAST RENFREWSHIRE COUNCIL
ORGANISATIONS APPROVED FOR THE INVESTMENT OF SURPLUS FUNDS
Limits**

Banking Group	Individual Counterparty	Deposit	Transaction
Bank of England	Debt Management Office	£30m	£10m
	UK Treasury Bills	£5m	£5m
Barclays Banking Group	Barclays Bank plc	£5m	£5m
Goldman Sachs International Bank		£10m	£10m
Lloyds Banking Group:	Bank of Scotland plc	£5m	£5m
	Lloyds Bank Corporate Mkt (NRF)	£5m	£5m
Royal Bank of Scotland Group:	Royal Bank of Scotland plc	£5m	£5m
	National Westminster Bank		
Santander Group	Santander UK plc	£10m	£10m
Standard Chartered Bank		£10m	£10m
Building Societies			
Nationwide Group	Nationwide Building Society	£5m	£5m
	Virgin Money (Clydesdale)	£5m	£5m
Local Authorities			
All Local Authorities including Police & Fire		£5m	£5m
Money Market Funds and Ultra-Short Dated Bond funds			
Maximum limit of £10m per fund		£60m	£10m
Credit Ratings			
	Fitch	Moody's	S&P
	LT ST	LT ST	LT ST
Minimum Criteria (unless Government backed) (please note credit ratings are not the sole method of selecting counterparty)	A- F1	A3 P-1/P-2	A A-1/A-2

Limit

Investment of surplus funds is permitted in each of the above organisations, limits can only be exceeded or another organisation approved with written permission of the Chief Financial Officer.

Deposit Periods

The maximum period for any deposit is based on the Link Asset Services suggested duration matrix, with a maximum of 6 months. These limits can only be exceeded with the written permission of the Chief Financial Officer.

Hub scheme deposit periods are dependent on the lifetime of the associated scheme.

EAST RENFREWSHIRE COUNCIL

Cabinet

21st November 2024

Report by the Head of Finance

GENERAL FUND CAPITAL PROGRAMME

PURPOSE OF REPORT

1. The purpose of this report is to monitor both income and expenditure as at 30 September 2024 against the approved General Fund Capital Programme and to recommend adjustments where possible.

RECOMMENDATIONS

2. The Cabinet is asked to recommend that Council:
 - note and approve the movements within the 2024/25 programme; and
 - note shortfall of £0.053m and that income and expenditure on the programme will be managed and reported on a regular basis.

BACKGROUND

3. The General Fund Capital Programme for 2024-2034 was approved by Council on 28 February 2024.
4. Movements on the 2024/25 programme were approved by Council on 26 June 2024 and Cabinet on 3 October 2024 , including a number of changes resulting from the finalisation of the outturn position for the previous financial year.
5. This report updates project costs and phasings based on progress to date and anticipated to 31 March 2025.
6. The programme is being constantly monitored to ensure any additional cost pressures on key projects can be covered by deferring or reducing other projects to compensate. Where there is general provision for regular capital expenditure (such as on ICT, Roads, or Schools Major Works) officers are expected to prioritise spend on such schemes to remain within the budgeted level. It is recognised that this may mean that fewer such schemes will progress in the year.

CURRENT POSITION

7.

Total anticipated expenditure (Appendix A)	£50.554m
Total anticipated resources (Appendix B)	<u>£50.501m</u>
Shortfall	<u>£ 0.053m</u>

INCOME MOVEMENTS

8. The main income movements are as follows: -

- **Borrowing**
Since the last monitoring report submitted to Cabinet on 3 October 2024, borrowing has been reduced by £6.310m due to the various income and expenditure movements within the programme.
- **General Capital Grant**
Grant of £1.742m awarded by the Scottish Government to fund the free school meal expansion has been added to the programme. This will support the phased expansion of free school meals to those in receipt of the Scottish Child Payment in both primary 6 and 7 year groups.
Grant of £0.060m awarded through the 'Edinburgh Process' strand of the Nature Restoration Fund has also been added to the programme.
- **Investment for the Future Reserve**
On 3 October 2024, Cabinet approved funding of up to £0.850m from the Investment for the Future Reserve, to deliver essential works ICT infrastructure works over the next 12-24 months. In line with this decision, a drawdown of £0.300m has been added to the programme to fund the estimated expenditure during the current year.
- **Capital Receipts**
Income of £1.400m, relating to a land sale at the former Nestle site a number of years ago, has now been received and has been added to the programme. This income represents the final instalment on this land disposal agreement.

EXPENDITURE MOVEMENTS

9. The estimated expenditure has reduced by £2.914m below the level reported to Cabinet on 3 October 2024. The main expenditure movements are as follows:

Property, Schools

- **Free School Meals Expansion**
As noted in paragraph 8 of this report, Free School Meal funding has increased by £1.742m and this sum is reflected in the revised total cost. The additional grant will be combined with the existing budget provision (£0.752m) to fund dining and catering improvement works at various locations across the school estate. However, the majority of the works will not be progressed until the next financial year and expenditure in the current year has been reduced by £0.452m.
- **Mearns Castle High School Extension**
This is a large project which will span a number of years covering internal alterations to the existing building, as well as an extension. The internal works will complete this year with the extension works scheduled for next year. Based on the latest information, the expenditure in the current year has been reduced by £0.250m. The total cost remains unchanged.

Property, Other

- Eastwood Refurbishment
Anticipated costs in the current financial year have been reduced by £0.100m, to reflect revised project timing.
- Response Centre Refurbishment
Further design works have been required for this project and it has also been necessary to retender the works. This project is scheduled to start on site later this financial year with the work continuing into the Spring of 2025. Expenditure in the current year has been reduced by £0.129m.

Open Spaces

- Nature Restoration
As noted in paragraph 8 of this report, funding for this project has increased by £0.060m and this is reflected in the revised total cost. The additional grant will be combined with the existing budget provision (£0.139m) to deliver the improvement works. However, the project remains at design stage, with main works expected to be progressed during the next financial year. Expenditure in the current year has been reduced £0.119m.

Roads

- Lavern Valley Accessibility – Aurs Road
This is a major construction project which will transform the road between Barrhead and Newton Mearns. The work started during January and was originally scheduled to continue until December 2024. The project has encountered additional complexities. Some ground conditions have not been as expected from site investigations undertaken before the start of the project and it has also been necessary to move unmapped existing utilities. It has also been necessary to excavate and remove a former water works uncovered as the site was prepared for construction. In addition, the summer weather has been unusually wet. These have all delayed progress and the revised completion date for the project is now summer 2025. Estimated expenditure in the current year has been reduced by £2.000m.

Council Wide ICT

- ICT Infrastructure Review
As noted in paragraph 8 of this report, on 3 October 2024 Cabinet approved funding of up to £0.850m from the Investment for the Future Reserve for essential works identified by the ICT Infrastructure Review. A total provision of £0.850m has been added to the programme with expenditure in the current year estimated at £0.300m.

COMMENT

10. The projected shortfall of £0.053m represents 0.10% of the resources available and is within manageable limits.

11. The projected expenditure figure of £50.554m significantly exceeds the actual outturn achieved during the previous financial year (£42.446m). A number of projects are scheduled to start on site later this financial year and the actual expenditure is dependent on the completion of the procurement process and the progress achieved by the successful contractors, which itself may be impacted by weather conditions. The projected outturn of £50.554m is an ambitious target given the programme is being managed by a similarly constrained level of staff resource as in previous years. Consequently, further reductions in the projected outturn are possible as the year progresses and more clarity is provided on individual projects.

PARTNERSHIP WORKING

12. This report has been prepared following consultation with appropriate staff from various departments within the Council, including Property and Technical Services and Information Technology.

RECOMMENDATIONS

13. The Cabinet is asked to recommend that Council:
- note and approve the movements within the 2024/25 programme; and
 - note the shortfall of £0.053m and that income and expenditure on the programme will be managed and reported on a regular basis.

Further information is available from Paul Parsons, Principal Accountant – Capital, telephone 07741 701 451.

Kirsty Stanners
Head of Finance
KS/PP
6 December, 2024

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

	ANNUAL COSTS £'000			TOTAL COST £'000		
	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
Property - Schools	9,889	9,069	4,246	43,219	66,232	67,974
Property - Culture & Leisure	2,527	2,527	976	5,072	58,973	58,973
Property - Other	8,330	8,081	3,409	12,533	44,043	44,043
Open Spaces	3,265	3,146	907	8,050	13,929	13,989
Roads	21,754	19,773	8,214	6,016	29,488	29,488
Corporate Wide - ICT	5,139	5,394	1,735	6,909	13,104	13,954
Fleet	2,564	2,564	524	10	3,270	3,270
TOTAL	53,468	50,554	20,012	81,809	229,039	231,691

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Property - Schools

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
Grouped	Schools Major Maintenance	1,259	1,259	621	See Annex 1		1,259	1,259
800050031	Maidenhill Primary School	151	151		Complete - payments outstanding	14,192	14,343	14,343
800050057	Neilston Learning Campus	3,637	3,637	1,739	Work in progress	23,937	29,164	29,164
800050038	St Mark's Car Park	267	267	197	Complete - payments outstanding	153	420	420
800050064	Crookfur PS Extension	0	0	0	Project placed on hold pending clarification of projected school roll.	134	3,243	3,243
800050058	MCHS Sports Facility	71	71	37	Complete - payments outstanding	2,096	2,167	2,167
800050065	Improving Learning	308	308	146	Work in progress	17	1,325	1,325
	Isobel Mair External Classrooms	113	35	15	Complete - payments outstanding	889	1,022	1,022
	Free School Meals Expansion	752	300		Work to be programmed - total increase £1.742m funded by grant income	149	901	2,643
8000 00023	St John's PS - Early Learning & Childcare Places	1,032	992	899	Work in progress	968	2,030	2,030
800050072	Gaelic Medium PS	98	98	93	Complete - payments outstanding	667	780	780
800050076	Maidenhill Primary School Extension	1,091	1,091	92	At pre-contract design stage	17	3,426	3,426
	Mearns Castle High School Extension	850	600	396	Internal alterations - work in progress. External extension - at design stage.	0	5,372	5,372
	Crookfur PS Games Area	180	180	10	Work programmed	0	180	180
	Eastwood HS Dining Area	80	80		Work to be programmed	0	600	600

GENERAL FUND CAPITAL PROGRAMMEPROGRESS REPORT2024/2025

Property - Schools

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
		9,889	9,069	4,246		43,219	66,232	67,974

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Property - Culture & Leisure

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
800200019	Eastwood Park Leisure	1,810	1,810	865	Work in progress	3,316	55,700	55,700
800200020	ERCLT General Building Improvement Fund	243	243	12	Work to be programmed	588	1,631	1,631
800050049	Eastwood HS Sports Centre Changing Rooms/Disabled Facilities	42	42	0	Complete - payments outstanding	1,062	1,104	1,104
800200015	Equipment - Gym and Theatre	277	277	0	Work to be programmed	0	277	277
805600002	Theatre Equipment	52	52	0	Work to be programmed	0	52	52
8002 00023	Barrhead Foundry Works	103	103	99	Complete - payments outstanding	106	209	209
		2,527	2,527	976		5,072	58,973	58,973

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Property - Other

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
	1. City Deal							
Grouped	Barrhead South Access - Railway Station	1,200	1,200	268	Work programmed	2,280	18,331	18,331
804000009	Country Park Visitor Centre & Infrastructure	300	300	19	At design stage. Outline Business Case submitted to Glasgow City Region.	321	2,800	2,800
804000006	Greenlaw Business Incubator	46	46		Complete - payment outstanding	5,497	5,543	5,543
	2. Environment Other Projects							
800420016	Overlee House Extension	50	50		At design stage	77	630	630
800420032	Purchase of Additional Housing Units (Homelessness)	1,000	1,000		Work in progress	0	1,000	1,000
	3. Council Wide Property							
Grouped	Retentions - All Services	50	50	9	Work in progress	0	50	50
Grouped	Property Maintenance	2,850	2,850	1,296	See Annex 2	2,431	6,281	6,281
800420013	Eastwood Park Campus Improvements	40	40	18	Work in progress	310	522	522
800404017	Office Accommodation Barrhead	970	950	940	Complete - payments outstanding	1,202	2,252	2,252
800420020	Capelrig House Upgrade	934	934	652	Work in progress	266	1,200	1,200
	Thornliebank Depot Electricity Sub Station	25	25		Work to be programmed	0	400	400

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Property - Other

		ANNUAL COSTS £'000			TOTAL COST £'000			
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
800420030	Eastwood House New Roof & Preservation Works	176	176	47	Work in progress	149	325	325
800404025	Eastwood Refurbishment	500	400	159	Work in progress	0	4,520	4,520
	Response Centre Refurbishment	189	60		Work programmed	0	189	189
		8,330	8,081	3,409		12,533	44,043	44,043

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Open Spaces

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	<i>SPENT PRIOR TO 31.03.24</i>	<i>PREVIOUS TOTAL COST</i>	<i>REVISED TOTAL COST</i>
	1. REGENERATION							
802000008	Country Park - Tourism Infrastructure And Economic Activity Projects	124	124		Design complete - at tender stage	111	235	235
802000015	White Cart Tributaries Environmental Improvements	204	204	1	Work programmed	3,086	3,895	3,895
802000032	Regeneration Projects - Provisional Sums	230	230	0	Work programmed	0	230	230
	2. Environment - Other Projects							
802000018	Town Centre & Neighbourhood Regeneration	25	25	0	Work to be programmed - main works dependent on Local Area/Action Plans to 2025/26	0	173	173
802200007	Parks, Cemeteries & Pitch Improvements	216	216	99	Work programmed	1,243	1,659	1,659
802200020	Renewal of Playparks	310	310	2	Work programmed	301	1,120	1,120
802200021	Nature Restoration	139	20	1	Work to be programmed	66	205	265
802000002	Clarkston Town Centre Action And Traffic Management Improvements	20	20		Work to be programmed	197	217	217

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Open Spaces

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
802200032	Artificial Pitch Replacements	650	650	545	Work complete - payments outstanding	0	1,033	1,033
802200030/31	Place Based Investment Programme	126	126	103	Work in progress	1,448	2,343	2,343
Grouped	Town Centre Regeneration	22	22		Work to be programmed	1,312	1,334	1,334
802200015	Braidbar Quarries	20	20		Work to be programmed	0	20	20
Grouped	UK Shared Prosperity Fund	829	829	156	Work in progress	286	1,115	1,115
	Cathcart Cemetery Wall	350	350		Work in progress	0	350	350
		3,265	3,146	907		8,050	13,929	13,989

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Roads

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
	1. City Deal							
804000001	Levern Valley Accessibility - Aurs Road Project	15,587	13,587	5,791	Work in progress	5,100	21,939	21,939
	2. ERC Roads							
803000004	Lighting - Core Cable & Equipment Replacement	160	160	43	Work in progress	0	160	160
803000012	Bridges Refurbishment & Pointing Work	53	53	74	Work in progress	0	53	53
803000015	Principal Inspection Group 1-6	21	21		Work in progress	0	21	21
803000025	Traffic Calming Studies/Road Safety	70	70	2	Work programmed	0	70	70
803000369	A77 Ayr Road Reconstruction	206	225	213	Complete - payments outstanding	0	250	250
803000265	A736 Main Street Barrhead	175	175		Work programmed	0	175	175
803000390	B764 Eaglesham Moor Road	200	200	0	Work programmed	0	200	200
803000391	B771 Paisley Road, Barrhead	72	72	1	Work programmed	0	72	72
803000370	A736 Lochlibo Road, Neilston	104	124	124	Complete	0	104	124
	C3 Uplawmoor Road	200	200		Work programmed	0	200	200
	Provisional Sums - Roads	175	155		Work to be programmed	0	175	155
Grouped	Roads Capital Works	2,789	2,789	1,452	Work in progress	0	3,071	3,071
	Street Lighting Column Replacement & Lumenaries	860	860	305	Work in progress	0	860	860

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Roads

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	<i>SPENT PRIOR TO 31.03.24</i>	<i>PREVIOUS TOTAL COST</i>	<i>REVISED TOTAL COST</i>
803000328	A77 Active Corridor	145	145	112	Complete - payments outstanding	805	950	950
803000334	Road Safety Improvement Funds	139	139	13	Work programmed	111	250	250
803000024	Active Travel Infrastructure Fund (formerly Cycling, Walking and Safer Streets)	672	672	60	Work programmed	0	672	672
803000400	Traffic Signals - School Routes	100	100	24	Work in progress	0	240	240
	People and Places	26	26		Work to be programmed	0	26	26
		21,754	19,773	8,214		6,016	29,488	29,488

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Council Wide - ICT

COST CODE	PROJECT NAME	ANNUAL COSTS £'000				TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
805000002	ICT Infrastructure Projects	500	500	341	Work in progress	0	500	500
805000025	IT General Provision	1,600	1,600	220	Work in progress	0	2,218	2,218
805000003	Education Network	250	250	150	Work in progress	0	250	250
805000028	HSCP - Responder Service Modernisation & Safety Net Technology	32	32	27	Work in progress	148	180	180
805000022	The Digital Workplace	65	65	14	Work in progress	381	464	464
805000001	Core Corporate Finance, Payroll & HR	150	105	27	Work in progress	3,500	3,750	3,750
800050004	Education - Computer Equipment	490	490	177	Work in progress	0	490	490
805600001	ERCLT People's Network	20	20	38	Work to be programmed	0	20	20
805000029	ERCLT Digital Platform	42	42	0	Work in progress	368	410	410
805500004	Social Work Case Management System	110	110	92	Work in progress	0	110	110
805300003	Education CCTV	403	403	14	Work to be programmed	23	626	626
805000027	Telecare Service and Peripherals	222	222	167	Work in progress	928	1,150	1,150
805000034	Full Fibre Digital Transformation	1,139	1,139	396	Work in progress	1,561	2,700	2,700
	Response Centre CCTV	96	96	73	Work to be programmed	0	96	96

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Council Wide - ICT

COST CODE	PROJECT NAME	ANNUAL COSTS £'000				COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24			SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
8050 00037	ICT Infrastructure Review	0	300	0	Approved by Cabinet 3 October 2024 - funded from Investment for Future Reserve	0	0	850	
	The Way We Work Monitors/Conference Screens	20	20	0	Work to be programmed	0	140	140	
		5,139	5,394	1,735		6,909	13,104	13,954	

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Fleet

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
806000004	HSCP - Vehicles	401	401		Work in progress	0	401	401
806000001	Education - Vehicles	327	327		Work in progress	0	495	495
806000002	Environment - Vehicles	1,836	1,836	524	Work in progress	0	2,269	2,269
806000005	Environment - GPRS System	0	0	0	Deferred to 2025/26	10	105	105
		2,564	2,564	524		10	3,270	3,270

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Annex 1 - Schools Major Maintenance Analysis

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
Grouped	Window Renewal	49	49	29	Complete - payments outstanding	0	49	49
Grouped	Roof Improvements	1,210	1,210	592	Work in progress	0	1,210	1,210
		1,259	1,259	621		0	1,259	1,259

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2024/2025

Annex 2 - Property Maintenance Analysis

		ANNUAL COSTS £'000				TOTAL COST £'000		
COST CODE	PROJECT NAME	CURRENT YEAR APPROVED AT 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24	COMMENT	SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
800404001	HardWire Testing	200	105	15	Work in progress - £95k transferred to Boiler, Heating & Roof Works	0	200	200
800404003	COSHH Upgrade	100	40	38	Work in progress - £60k transferred to Boiler, Heating & Roof Works	0	100	100
Grouped	Asset Management	250	220	114	Work in progress - £30k transferred to Boiler, Heating & Roof Works	0	250	250
800404009	Fire Risk Assessment Adaptations	405	370	167	Work in progress - £35k transferred to Boiler, Heating & Roof Works	0	405	405
800404012	Structural Surveys & Improvements	40	40		Work in progress	0	40	40
800600001	CEEF/Salix Energy Efficiency	75	75	10	Schemes to be identified	0	75	75
800404005-6	Boiler, Heating & Roof Works	1,250	1,500	586	Work to be programmed	0	1,250	1,250
800404014	Legionella Remedial Improvements	150	120	67	Work in progress - £30k transferred to Boiler, Heating & Roof Works	0	150	150
800420017	Ventilation Works (including CO2 Monitors)	380	380	299	Workin progress	2,431	3,811	3,811
		2,850	2,850	1,296		2,431	6,281	6,281

50
EAST RENFREWSHIRE COUNCIL
GENERAL FUND CAPITAL PROGRAMME
PROGRESS REPORT
2024/2025
RESOURCES

	£'000
Grants	
General Capital Grant - Main	5,049
General Capital Grant - Free School Meals Expansion	1,742
Gaelic Medium Primary Schools	33
Active Travel Infrastructure Fund	672
Road Safety Improvement Fund	129
Active Travel Transformation Fund	145
People and Places	26
Low Carbon Fund (White Cart Tributaries Environmental Improvements)	154
City Deal	1,000
Sustrans - Levern Valley Accessibility	4,700
Place Based Investment Programme	126
Shared Prosperity Fund	818
Miscellaneous	56
Salix/Central Energy Efficiency	75
	14,725
Capital Reserve	1,000
Investment for Future Reserve	300
Developers Contributions	1,311
Other Capital Receipts	1,400
Borrowing	31,765
	50,501

EAST RENFREWSHIRE COUNCIL

Cabinet

21 November 2024

Report by the Chief Financial Officer and Director of Environment

HOUSING CAPITAL PROGRAMME

PURPOSE OF REPORT

1. The purpose of this report is to monitor both income and expenditure as at 30 September 2024 against the approved Housing Capital Programme and to recommend adjustments where required.

RECOMMENDATIONS

2. The Cabinet is asked to recommend that Council:
 - note and approve the movements within the programme; and
 - note the shortfall of £0.121m and that income and expenditure on the programme will be managed and reported on a regular basis.

BACKGROUND

3. The Housing Capital Programme for 2024-2034 was approved by Council on 28 February 2024.
4. Movements on the 2024/25 programme were approved by Council on 26 June 2024 and Cabinet on 3 October 2024, including a number of changes resulting from the finalisation of the outturn position for the previous financial year.
5. This report updates project costs and phasings based on progress to date and anticipated to 31 March 2025.
6. The programme is being constantly monitored to ensure any additional cost pressures on key projects can be covered by deferring or reducing other projects to compensate.

CURRENT POSITION

- | | | |
|----|--|------------------|
| 7. | Total anticipated expenditure (Appendix A) | £ 24.034m |
| | Total anticipated resources (Appendix B) | £ <u>23.913m</u> |
| | Shortfall | £ <u>0.121m</u> |

EXPENDITURE

8. The estimated expenditure has reduced by £0.155m below the level reported to Cabinet on 3 October 2024. The main expenditure movements are as follows:-

- **Energy Efficiency Standard for Social Housing**
The new Social Housing Net Zero Standard (SHNZS) is expected to be introduced during 2025/26. The energy efficiency works will need to comply with these new regulations. The Housing service is limiting the work on this project until more information on the new regulations is available. As a result, forecasted expenditure during the current year has been reduced by £0.075m.
- **IT Systems**
The new Housing management system is operational and further development work will be progressed which will deliver additional benefits to the Housing service. In addition, a major transformation project, involving the digitisation of the repairs service and integration with other corporate systems, is being planned. The scope of the required works is greater than previously envisaged and the project approach is being revised accordingly. As a result, forecasted expenditure during the current financial year has been reduced by £0.100m.

INCOME

9. In response to the expenditure movements outlined in this report, planned borrowing during the year has been reduced by £0.175m.

COMMENT

10. The projected shortfall of £0.101m represents 0.5% of the resources available and is within manageable limits.
11. The purchase of the 105 new build units at the Maidenhill site commenced during July 2024 and remains on track to complete by the end of this financial year.

PARTNERSHIP WORKING

12. This report has been prepared following consultation with appropriate staff from Housing Services.

RECOMMENDATIONS

13. The Cabinet is asked to recommend that Council:
 - note and approve the movements within the programme; and
 - note the shortfall of £0.101m and that income and expenditure on the programme will be managed and reported on a regular basis.

Further information is available from Paul Parsons, Principal Accountant – Capital, telephone 07741 701 451.

Kirsty Stanners
Head of Finance
KS/PP
6 December, 2024

EAST RENFREWSHIRE COUNCIL**HOUSING CAPITAL PROGRAMME****PROGRESS REPORT****2024/25**

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
835000002	Renewal of Heating Systems	300	300	86	Work in progress	0	300	300
832000001	Rewiring (including smoke/carbon monoxide detectors)	300	300	99	Work in progress	0	342	342
831000002	External Structural Works	1,000	1,000	159	Work in progress	0	1,000	1,000
835000008	Estate Works	100	100	0	Works as required	0	100	100
835000006	Energy Efficiency Standard for Social Housing	125	50	14	Works in progress	0	125	125
835000010	Aids and Adaptations	350	350	88	Work in progress	0	350	350
831500001	Internal Element Renewals (including kitchens, bathrooms and doors)	1,250	1,250	388	Work in progress	0	1,250	1,250
835000005	Communal Door Entry Systems	150	150		Work to be programmed	137	287	287
835000012	Sheltered Housing	634	634	108	Work in progress	168	1,702	1,702
830500003	Purchase of Property (CPO/Mortgage to Rent Acquisition)	50	50	0	General provision - dependent on Scottish Government referrals.	0	50	50
835000003	IT Systems	170	70		Work to be programmed	0	170	170
	Maidenhill Areas A1-A3 (105 units)	19,337	19,337	5,864	Work in progress		19,337	19,337

EAST RENFREWSHIRE COUNCILHOUSING CAPITAL PROGRAMMEPROGRESS REPORT2024/25

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED 03.10.24	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE TO 30.09.24		SPENT PRIOR TO 31.03.24	PREVIOUS TOTAL COST	REVISED TOTAL COST
	Site Investigations and possible acquisitions	413	413	3	Work in progress	0	413	413
	Retentions/Other	10	30	28		0	10	30
		24,189	24,034	6,835		305	25,436	25,456

EAST RENFREWSHIRE COUNCILHOUSING CAPITAL PROGRAMME 2024/25PROGRESS REPORTRESOURCES

	£'000	£'000
Borrowing		8,625
Commuted Sums - New Build		1,350
Grant - New Build		
- 2024/25 Allocation	4,791	
- 2025/26 Allocation	4,257	
- 2026/27 Allocation	<u>790</u>	9,838
Recharges to Owner Occupiers		50
Capital Receipts/Use of Capital Reserve		4,000
Purchase of Property/Rental off the Shelf		50
Total		<u>23,913</u>

EAST RENFREWSHIRE COUNCIL11 December 2024Joint Report by the Director of Business Operations & Partnerships and Director of EnvironmentCOMMUNITY SAFETY 24/7 RESPONSE CENTRE AND OVERLEE HOUSE UPGRADES**PURPOSE OF REPORT**

1. To update Council on property projects pertaining to the Community Safety 24/7 Response Centre environment and increasing the capacity at Overlee House. The report will outline the requirement for additional capital resourcing within each project.

RECOMMENDATIONS

2. It is recommended that the Council approves:
- a) an increase of £61k to the existing budget within the capital programme for the refurbishment of the Community Safety Response Centre project; and
 - b) an increase of £297k to the existing budget within the capital programme for the Overlee House project.

BACKGROUNDCommunity Safety Response Centre

3. An upgrade to the Council's existing Community Safety Response Centre was approved to enhance and improve the 24/7 working environment for the team responsible for CCTV monitoring; council-wide out of hours call-handling and telecare provision. This work was to address health and safety issues with the working environment; improve employee morale and enable more efficient and effective tasking of employees.

4. Initial costing for this work took place in 2019. Work commenced and was paused due to Covid lockdowns and restrictions, along with operational capacity issues with contractor availability thereafter. The upgrades were revisited in 2024, with new estimates now confirming that a total budget of £250k is required. There is currently £189k within the Capital Programme for these works, to meet this cost uplift, an additional £61k is now required.

Overlee House

5. In September 2024 the Council declared a Housing Emergency. This was in response to the high levels of homelessness and lack of available accommodation. The Overlee House project seeks to increase the number of units of temporary accommodation available. This in turn would help contribute towards the reduction in the significant revenue pressures of providing emergency hotel accommodation and would also help towards the potential for reducing the number of breaches of the Unsuitable Accommodation Order.

6. At the pre-tender phase, the Overlee House project is anticipated to cost more than the available budget. In part this has been impacted by increases in service and material costs, however, there are also legislative requirements, such as for comprehensive sprinkler systems which have had an impact on anticipated pricing. The project should be considered an opportunity to spend to save; as the increase in available temporary accommodation will reduce the amount that the Council spends on hotel accommodation. This is a part of our overall strategy to increase the amount of temporary accommodation available to the Council.

7. The enhancement of capacity at Overlee House has been a standing consideration on the Council's Capital Programme, the currently available budget for this project is £553k, with £50k of this allocated for 2024/25. However, pre-tender works carried out have identified indicative costs of £850k for additional living space provision. As such, a further £297k would be required to meet these indicative costs.

REPORT

Community Safety Response Centre Refurbishment

8. In the period since the original 2019 costings and design for the Community Safety Response Centre, there have been updates made to building regulations. The primary impact of updated legislation has been in fire regulations, which have required a redesign to the original plans. Given the importance of the 24/7 Response Centre, which provides a telecare call handling service for nearly 3000 clients; handles the Council's out of hours calls (including homelessness, anti-social behaviour, housing repairs) and monitors CCTV, these works are considered a priority with several health and safety issues raised by employees and concerns about the working environment and the effectiveness of tasking given the current set-up of the room. The Control Room is a critical business operation with necessity for continued, uninterrupted operation; the systems also require contingency measures in place, as well as relevant cooling systems. A combination of these factors has led to the increase in estimated project costs.

9. The aims of the project are to refresh and modernise the facilities for the Council's Response Centre, enhancing the capabilities of the service while supporting the workforce in its operational delivery. The project will refresh the layout of the CCTV monitoring wall and the Telecare workstations to provide a centralised and integrated approach to the CCTV Control Centre work streams as well as enhancing resilience and improving the kitchen which is important given that shift-pattern staff are unable to leave the Control Room environment during their breaks.

Overlee House

10. Increased costs have been driven by the time having elapsed since the project was originally priced for and included in the capital programme, and factors that have impacted upon this increase include general construction industry inflation (generally above Retail Price Index and Consumer Price Inflation inflationary measures). An additional cost pressure has been a changing legislative requirement upon all socially rented properties, impacting upon the need for a sprinkler system. With the building being considered a shared multi-occupancy residential building, the legislative requirements are that every building must be designed and constructed in such a way that, in the event of an outbreak of fire within the building, fire growth will be inhibited by the operation of an automatic fire suppression system.

11. Both permanent and temporary demountable accommodation provision options have been scoped for this site as part of the pre-tender costs identification. Both are similarly priced and could (assuming approval of additional funding) be delivered in approximately one year.

12. This should mean that there would be additional capacity at Overlee House by December 2025. Subject to approval, the permanent solution would deliver an enhancement of capacity by ten bed spaces across five flats on two floors, two of which would be ground floor accessible.

13. In September 2024, East Renfrewshire Council declared a Housing Emergency considering the homelessness caseload and lack of accommodation options available. Currently, the Council spends a significant amount of money in hotel and B&B accommodation as temporary accommodation. In 2023/24, the Council spent £1.246m on temporary hotel and B&B accommodation; with projected overspends of £1.5m for 2024/25. Given the lack of alternative accommodation, this results in the Council being in breach of the Unsuitable Accommodation Order on a regular and ongoing basis.

FINANCE & EFFICIENCY

14. Additional capital funding of £358,000 is required to enable the successful delivery of the Community Safety Response Centre and Overlee House refurbishment projects in 2025/26.

15. Increasing the capacity at Overlee House would reduce the reliance on hotel and B&B accommodation. Rental income for the provision of Council owned temporary accommodation is fully recoverable from Housing Benefits whereas only approximately 12% is recoverable from hotel and B&B charges on average. For each additional unit delivered at Overlee House, there should be an anticipated revenue benefit of £40k via reduced reliance on hotels and B&Bs.

CONSULTATION

16. This report has been jointly prepared by the Business Operations & Partnerships and Environment Department, in consultation with Finance colleagues.

PARTNERSHIP WORKING

17. Work in delivering both projects will take place across multiple Council Services, as well as utilising contractors.

IMPLICATIONS OF PROPOSALS

18. There are no staffing, legal, Subsidy Control, equalities, sustainability, or climate change implications associated with this report.

19. Should the additional funding be received, the projects would enhance existing Council property, by either improving capacity or improving the facilities – all of which should offer significant improvements to the status quo.

CONCLUSIONS

20. Upgrading the Community Safety 24/7 Response Centre and enhancing the capacity of Overlee House have been long-held Capital Programme ambitions for the Council. Both have approved funds in place; but have been impacted by changed legislative requirements, as well as significant increases in costing in the periods since they were initially approved.

21. The upgraded facilities within the CCTV Response Centre will enhance the Council's capabilities of delivering critical safety interventions, such as telecare, while providing adequate facilities for staff to carry out their duties in a safe and effective manner. Enhancing capacity at Overlee House will reduce our reliance on hotel and B&B accommodation but also acts as a critical programme for work considering the unprecedented homelessness crisis facing East Renfrewshire. In both projects, it is likely that costs would only further increase if there was a revisiting of either or both in future years.

RECOMMENDATIONS

22. It is recommended that the Council approves:

- a) an increase of £61k to the existing budget within the capital programme for the refurbishment of the Community Safety Response Centre project; and
- b) an increase of £297k to the existing budget within the capital programme for the Overlee House project.

REPORT AUTHORS

Louise Pringle, Director of Business Operations and Partnerships
Caitriona McAuley, Director of Environment

EAST RENFREWSHIRE COUNCIL11 December 2024Report by Director of EnvironmentEASTWOOD HEADQUARTERS REFURBISHMENT – UPDATE REPORT**PURPOSE OF REPORT**

1. This report provides an update on the Eastwood Headquarters (HQ) refurbishment project.

RECOMMENDATIONS

2. It is recommended that the Council:
- a) consider a request to increase the Eastwood Headquarters refurbishment budget allocation by £1.3m to £6.16m;
 - b) approve the reduced scope of the works as set out in option 4, and described in paragraphs 19, 20 and 21; and
 - c) approve that refurbishment works at Eastwood Headquarters proceed.

BACKGROUND

3. Eastwood HQ was built in 1980. The building has not benefited from any significant investment in or upgrades to much of its core infrastructure since its construction. Many of the building's original fittings remain, including windows, staff welfare facilities, internal finishes, ICT and electrical infrastructure. These fittings are beyond their design life, inadequate for today's workforce needs and digital requirements and require replacement.

4. The refurbishment of Eastwood HQ was approved at [Council in December 2023](#). A budget of £4.66m was approved for these works, encompassing modernisation works to the Headquarters Offices, the Council Chambers and Net Zero improvements. Subsequent to this, a further £0.20m was approved by Cabinet on 3 October 2024 to fund network cabling infrastructure at HQ. This created a total budgetary provision of £4.86m.

5. The Eastwood HQ refurbishment aligns with the decision taken by the Council in June 2023 not to renew the lease on the Spiersbridge office when it expires in February 2026. This will allow significant long-term savings in our revenue budgets, in the order of £450k per annum recurrent before offsetting any borrowing or other costs, derived from the closure of the Spiersbridge office. The project also extends the life of Eastwood HQ for a further 20 plus years.

6. In addition to upgrading the core infrastructure, there remains a desire to repurpose Eastwood HQ to be a modern, fit-for-purpose office accommodation. It is recognised that the way we use our office space has changed in recent years. Technology has transformed the way we work and deliver services. The use of technology such as Microsoft Teams means that office space needs to support a mixture of in-person and hybrid meetings. Effective and productive working is substantially influenced by access to technology and workspaces to collaborate. This aligns with our People Strategy 2024-27 which states our vision is to have engaged employees who are motivated to deliver quality services for our customers.

7. There is positive evidence that working in modern, fit-for-purpose office accommodation can bring significant benefits including:

- Much greater opportunity for communication and collaboration among and across teams. It also allows for informal conversation and a free flow of ideas and opinions;
- Building relationships with colleagues and strengthening teams;
- Face-to-face learning is an important part of overall learning. There is great value in sitting with and learning from others in the course of daily routines and work;
- Greater opportunities for informal and formal mentoring; and
- Attracting the best talent to work in the organisation.

PROJECT UPDATE

8. In the report to Council in December 2023, costs were estimated at £4.66m. These cost projections were based on the findings of a non-invasive survey and were caveated thus: “It should be noted that the costs prepared as part of the initial feasibility for HQ are based on Q1 2023 indices with allowances for inflation forecasts. In addition, there is still the need to undertake further disruptive/intrusive surveys on the building in relation to the preferred option which could potentially have a bearing on overall costs”.

9. The disruptive/invasive surveying exercise, as recommended and noted above, has now concluded. It has identified that very substantial investment in the building’s core services infrastructure is now required, to address both health and safety issues and to ensure that the building complies with required legislative standards and is fit for purpose for a further 20 plus years. These works include, amongst others, replacement of distribution boards, ventilation distribution systems, heating upgrades, and re-wiring of both the electrical power and ICT cabling and associated infrastructure.

10. Whilst these works come at a substantial additional cost, they will significantly extend the useful life of the asset which, alongside savings from building rationalisation, was the key objective of this project. They will also significantly improve the thermal comfort and welfare facilities available to a significantly increased number of occupants, which are currently generally in a poor state of repair.

11. An opportunity has also emerged to relocate our second ICT data centre (DC2) which is currently externally located at a lease cost of approximately £50k per annum. Relocating this to Eastwood HQ has several advantages for the Council. It enhances our business continuity arrangements, disaster recovery, and load balancing arrangements across our network, which is important in the context of demand for technology services growing exponentially. This would assist in the Council’s journey to optimise network performance and the user experience, and allow for more efficient data management. This is also an additional saving opportunity which was not originally identified in the December 2023 report. It requires a slight amendment to the proposed floorplan layout, which will not have any adverse impact on the construction budget.

12. In summary, whilst the structure of the building is sound, much of the core infrastructure is obsolete and/or life expired and/or in an unsatisfactory condition, which could represent a threat to business continuity or service provision if left unmanaged. The core services infrastructure of Eastwood HQ requires to be upgraded in order to extend the useful life of the asset for at least a further 20 years. There has also been significant feedback from employee health and wellbeing surveys regarding the state of the employee welfare facilities in Eastwood HQ. The planned relocation of a substantial number of staff from Spiersbridge

into Eastwood HQ will put increasing pressure on already inadequate facilities in terms of ICT and electrical networks, collaborative office/meeting spaces, toilets and kitchen facilities.

13. The updated cost projections, following the invasive surveying exercise, to deliver fully on the originally desired outcomes as set out in the December 2023 report to Council, indicate that this would require an increase in budget from the currently approved £4.86m to £7.20m, an increase of £2.34m. This original scope represented modernisation throughout all of the office accommodation and Council Chambers. This would realise the full benefits as summarised in paragraphs 4 – 7.

14. Council has a choice on how to proceed and a range of options are given below for consideration:

- **Option 1 – Original scope of works**
Increasing the budget allocation from £4.86m to £7.20m to fulfil the original scope of works as set out in December 2023 paper to Council i.e. full modernisation of office accommodation and Council Chambers. This option would deliver on all of the previous benefits set out and accommodate the additional staff who would move from Spiersbridge when the lease ends.
- **Option 2 – Minimal scope of works**
Retaining and confirming the existing approved budget of £4.86m as the maximum allocated for this project and confining the scope of works to what is affordable within that envelope. A full explanation of what this entails is set out in paragraph 17.
- **Option 3 – Defer works**
Deferring, for one or more years, the delivery of this project. It should be noted that this option would not allow the planned move of all staff from Spiersbridge to Eastwood HQ. A full explanation of what this entails is set out in paragraph 18.
- **Option 4 – Reduced schedule of works**
Value engineering and reducing the scope of the project, the aim being to reach a reasonable compromise between outcomes and available resource. A full explanation of what this entails is set out in paragraph 19.

15. The options and budget requirements are summarised in the table below:

Works/Options	Option 1 Original scope	Option 2 Minimal scope	Option 3 Defer	Option 4 Reduced scope
M&E and ICT Upgrades	✓	✓	X	✓
Chambers accessibility	✓	✓	X	✓
Chambers refurbishment	✓	X	X	X
Office Workspace	✓	X	X	✓ (Floor 2 only)
Windows	✓	X	X	✓
Kitchen/Tea Prep Upgrades	✓	X	X	✓
Toilet Upgrades	✓	X	X	✓
Showers	✓	X	X	✓
Total Cost	£7.20m	£4.26m		£6.16m
Current Approved Budget	£4.86m	£4.86m		£4.86m
Amount (Over)/Under Budget	(£2.34m)	£0.60m		(£1.30m)

16. With regards to Option 1, whilst increasing the budget as noted would enable the scope of the project to be delivered as originally envisaged, offering all of the benefits outlined, investment decisions have to be considered in the context of the affordability of the capital programme and the impact on revenue budgets. It is recognised that this option would require careful consideration as it represents a requirement for significant additional funding and in the context of other budget challenges, pressures and priorities that the Council faces.

17. Option 2 provides a Mechanical and Electrical (M&E) and Information and Communications Technology (ICT) only upgrade, including improving Chambers accessibility. It is costed at £4.26m and therefore sits within the currently approved budget of £4.86m. There is no fabric upgrade allowed for in respect of the Chambers or any other part of the building, so employees will experience very little improvement to their working environment. The opportunity costs associated with this option would include:

- It would not be possible to give staff a modern and efficient fit-for-purpose office accommodation.
- The Council would lose the opportunity to deliver improved flexibility and functionality of the building for all staff located in Eastwood HQ.
- Insufficient meeting rooms and open working areas would inhibit effective service delivery and impact on collaborative and hybrid working ambitions, through lack of available and flexible working space. In this option, the layout of the building remains as current. In the context of additional staff being based in Eastwood HQ following the exit from Spiersbridge, this would place significant additional pressure on staff welfare facilities and desk space, and is not felt to be conducive to creating an appropriate work environment.
- Not improving staff welfare facilities (including toilets and kitchen areas) which are in need of significant modernisation, with many not having been upgraded since the building opened. In addition, we aim to promote active travel and schemes like cycling to work, but currently have no shower provision in Eastwood HQ.
- The Chambers would remain as they currently are with no improvement to the fabric and functionality with the exception of improving the disabled access.

18. Option 3 to defer the works for a period of one year or greater, is technically feasible. There are, however, significant challenges and opportunity costs associated with doing so and these would include:

- The core infrastructure of Eastwood HQ is no longer fit for purpose and has the potential for failure at any point in time, given that it is past its useful life and that much of it is recommended as in need of replacement. There is, therefore, an increased business continuity risk, should there be a decision to defer any proposed investment. For each year of delay in commencing works, realisation of the savings that would arise from exiting Spiersbridge and our external IT leased site are delayed.
- A delay in progressing the core services infrastructure work at Eastwood HQ will lead to either significant volumes of staff having to work from home for prolonged periods, services being split across multiple locations, and/or having to explore the extension of the lease at Spiersbridge.
- There is a higher risk of cost pressures impacting upon the overall cost of delivery (e.g. increased material costs in line with inflation).
- Decant arrangements for staff will become more complicated if Spiersbridge is not available to provide alternative touchdown accommodation beyond February 2026, when the lease expires.
- Were we to seek an extension to the lease at Spiersbridge to accommodate any delay to the commencement of the Eastwood HQ refurbishment project, there is no

guarantee that the landlord would be amenable to such a proposal either at the current annual rent charge or for a year only. Any extension of the lease at Spiersbridge would be an unbudgeted revenue pressure in addition to delaying the realisation of potential savings.

19. With regards to option 4, this would deliver the full core infrastructure improvements required, including the full M&E and ICT upgrades, and the Chambers accessibility upgrade. A number of significant environmental improvements for staff, including all kitchen and tea preparation facilities, bathroom upgrades, and shower provision, are deliverable through this option. All external opening windows on all floors will be replaced therefore adding to the thermal efficiency of the building and reducing our energy costs. In addition, the refurbishment of the second-floor workspace where the majority of Eastwood HQ staff and functional spaces are currently located would also be delivered through this option, although to a lesser degree than originally envisaged (i.e. less ability to open up spaces). This would require an increase to the approved budget by £1.30m to £6.16m to facilitate a reduced scope of works. While this option does not realise all of the working environment benefits across the entire building, there would be significant improvement. In addition, the core infrastructure work carried out throughout the building will allow further upgrades in the future to those areas not in scope with this option.

20. On balance, Option 4, is felt to be a reasonable compromise in delivering many of the original benefits of the project whilst at the same time reducing pressures on resource that have arisen as a consequence of the significantly higher core building infrastructure investment requirements. Provision will be made in the carrying out of the building infrastructure investment works to allow for further additional upgrades to the work environment on the first and third floors in the future as resources may allow for.

21. Option 4 is therefore the recommended option. Whilst Option 4 incurs a significant increase in budget of £1.30m, it remains £1.04m below the increased cost of delivering the whole project as originally envisaged. If approved, the increased budget will deliver many of the originally envisaged benefits and will still deliver a positive saving in revenue costs to the Council. In addition, the investment in Eastwood HQ will extend the life of the building for at least the next 20 years and provide a much-improved working environment for the increased number of Council staff that will be based there.

22. Subject to Council approval of the proposal contained within this report, start on site is now estimated to be during the summer of 2025 with a scheduled completion in early 2026. The programme will be subject to final agreement on designs and any works additionally discovered as required upon commencement on site and opening of the existing building.

FINANCE, EFFICIENCY AND RISK

23. Additional capital is required to deliver on a scaled down version of the modernisation works originally approved by Council. This will allow for essential works to be carried out throughout the building as detailed and modernisation of office space and improvements to all staff welfare facilities. Whilst this would come at an increased cost of that previously estimated, the proposal will still allow for the relocation and closure of the Spiersbridge office as planned and the relocation of the ICT data centre. This allows the council to realise the already planned £0.45m savings in the revenue budget and it is anticipated that a further £0.05m can now be realised on a recurring basis. Option 4 will provide a significant net saving of £2.3m over a 20 year period, when compared to the status quo. This is based on average loan costs of £0.27m per annum.

24. Within the stated cost estimates given, there is a contingency provision, which is considered reasonable for projects of this nature. The contingency element gives some element of protection against general cost pressures including inflation and variation on construction costs. It will be required to be reviewed prior to start on site and final financial closure and therefore is subject to variation up until that point (estimated Summer 2025).

CONSULTATION AND PARTNERSHIP WORKING

25. Consultation has taken place with the cross-service Eastwood HQ Project Board, as well as the Corporate Management Team in the production of this report.

26. The modernisation of the Barrhead office has recently been completed and has resulted in very positive feedback from staff that operate from that office. The improved kitchen areas, ICT set up, workstations and collaboration spaces have received overwhelmingly positive and increased satisfaction from staff and services working there. The learnings from those changes will help inform plans for Eastwood HQ.

27. Staff wellbeing surveys have taken place in recent years and those at Eastwood HQ have strongly indicated in their responses that they do not work in a modern work environment or have access to adequate facilities to support their health and wellbeing e.g. quality of toilets, lighting, kitchen/dining spaces, lack of ventilation in break-out spaces, windows that do not open, heating that is not variable throughout the building and poor power and data connectivity in meeting rooms and key offices. One of the key project outcomes is to enable staff at Eastwood HQ to have better welfare facilities including break-out areas to get away from desks and working and collaborative spaces to use, following the principles established for the Barrhead refurbishment.

IMPLICATIONS OF THE PROPOSALS

28. There are no legal, Subsidy Control, sustainability or equalities implications arising from this report.

29. There are significant financial implications arising from this report, with further capital requested to deliver the project as envisioned. There will be property and ICT implications, with works planned to improve the core infrastructure and working environment at Eastwood HQ, as well as enhancing the Council's ICT resilience. Building improvements at Eastwood HQ will be developed in a manner that seeks to increase the sustainability of the building, enhancing its useful life; while opportunities for greener solutions will be explored. Improved access to Council Chambers will allow for easier movement for people with a disability or other mobility issues than there is at present.

CONCLUSIONS

30. The refurbishment of Eastwood HQ represents a positive opportunity to develop a working environment that is fit for both the modern workforce and one that can flex to accommodate future needs. In addition to the significant benefits for staff morale, working practices and supporting our people vision, previous decisions necessitate that we must make HQ a suitable environment to accommodate additional staff.

31. The existing Eastwood HQ building has not seen any substantial change to its layout for staff, nor any significant investment in infrastructural services since construction. It is no longer appropriate nor fit for purpose for the Council and employees have consistently

reported that this impacts their wellbeing. Whilst the increase in budget requirements is recognised as a challenge, nonetheless there is still a positive saving over the 20 plus year extended life of the asset. Work is planned to take place across 2025 and into 2026.

32. Further regular updates will be provided to the Governance Board, CMT and Elected Members periodically to update on progress and advise of any issues or matters of interest.

RECOMMENDATIONS

33. It is recommended that the Council:

- a) consider a request to increase the Eastwood Headquarters refurbishment budget allocation by £1.30m to £6.16m;
- b) approve the reduced scope of the works as set out in option 4, and described in paragraphs 19, 20 and 21; and
- c) approve that refurbishment works at Eastwood Headquarters proceed.

CAITRIONA MCAULEY
DIRECTOR OF ENVIRONMENT

December 2024

REPORT AUTHORS

Mark Rodgers; Head of Service, Housing and Property
Alastair Ross; Corporate Landlord Manager

EAST RENFREWSHIRE COUNCIL11 December 2024Report by Director of Business Operations & PartnershipsHEALTH AND SOCIAL CARE PARTNERSHIP CHIEF OFFICER RECRUITMENT**PURPOSE OF REPORT**

1. The purpose of this report is to inform Council of arrangements in place to ensure continuity and stability within the Health and Social Care Partnership (HSCP) and share information on the recruitment process for the HSCP Chief Officer post.

RECOMMENDATION

2. It is recommended that the Council:
- notes the retirement of the HSCP Chief Officer from mid-May 2025; and
 - notes that the Integration Joint Board (IJB) is responsible for the recruitment of the HSCP Chief Officer post;

BACKGROUND

3. The Chief Officer HSCP has intimated that she will retire from mid-May 2025.
4. Over the coming months there will be many opportunities to thank the Chief Officer for their commitment to East Renfrewshire. The purpose of this paper is to share the process for recruitment.

RECRUITMENT

5. The Chief Officer post for the East Renfrewshire HSCP is an integrated role in terms of the Public Bodies (Joint Working) (Scotland) Act 2014. The Chief Officer will be appointed by the IJB and is employed by either NHS Greater Glasgow and Clyde or East Renfrewshire Council on behalf of both partners, therefore it is a fully joint appointment. The Chief Officer will have an honorary contract with the non-employing party. The Chief Officer will be seconded by the employing party to the IJB and will be the accountable officer to the IJB.
6. This post is different to other Chief Officer recruitments as the process is agreed by the IJB and a joint recruitment process is followed. Recent recruitment exercises to Chief Officer positions have taken place within other HSCP partnerships across the Greater Glasgow and Clyde area and it is proposed that the same recruitment process is followed.
7. In line with these recent recruitment exercises, the IJB has agreed to establish an Appointments Panel, comprising of IJB Chair, IJB Vice Chair, Chief Executive of East Renfrewshire Council and Chief Executive of NHS Greater Glasgow & Clyde, or nominated

substitutes. The Chief Executives are the accountable officers for the post as they are not the employers. This Appointments Panel will shortlist and interview candidates and make an appointment to the post.

8. The Appointments Panel will agree a recruitment timetable between the Council and NHS.

9. The interview process will focus on ensuring the candidates have the correct skills mix to be considered for appointment.

10. If for any reason a successor is not in place by May 2025 the Chief Executives of the NHS Greater Glasgow & Clyde and the Council will, in consultation with the Chair/Vice Chair of the Integration Joint Board, jointly appoint a suitable interim replacement to ensure stability and continuity within the HSCP until such time as a suitable replacement can be recruited.

FINANCIAL IMPLICATIONS

11. There are no additional financial implications as the Chief Officer is retiring. All costs associated with the recruitment processes will be found from within existing budgets.

CONSULTATION AND PARTNERSHIP WORKING

12. The Trade Unions have been made aware of this proposed recruitment process.

RECOMMENDATION

13. It is recommended that the Council:

- a) notes the retirement of the HSCP Chief Officer from mid-May 2025; and
- b) notes that the Integration Joint Board (IJB) is responsible for the recruitment of the HSCP Chief Officer post.

LOUISE PRINGLE
DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS

REPORT AUTHOR:
Sharon Dick, Head of HR and Corporate Services, Tel 0141 577 4079

CONVENER:
Councillor Owen O'Donnell, Tel 0141 577 3107