

Public Document Pack



To: Councillor Boulton, Convener; Councillor Graham, Vice-Convener; and Councillors Cooke, Laing, MacKenzie, McLellan, McRae, Yuill and 1 Administration vacancy.

Town House,
ABERDEEN 20 May 2021

CAPITAL PROGRAMME COMMITTEE

The Members of the **CAPITAL PROGRAMME COMMITTEE** are requested to meet in **Council Chamber, Town House on WEDNESDAY, 26 MAY 2021 at 2.00 pm.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

B U S I N E S S

NOTIFICATION OF URGENT BUSINESS

1.1 Notification of Urgent Business

DETERMINATION OF EXEMPT BUSINESS

2.1 Members are requested to determine that any exempt business be considered with the press and public excluded

DECLARATIONS OF INTEREST

3.1 Declarations of Interest (Pages 3 - 4)

DEPUTATIONS

4.1 Deputations where requested

MINUTES OF PREVIOUS MEETINGS

- 5.1 Minute of Previous Meeting of 24 March 2021 (Pages 5 - 12)

COMMITTEE BUSINESS PLANNER

- 6.1 Committee Planner (Pages 13 - 14)

NOTICES OF MOTION

- 7.1 Notices of Motion

COMMITTEE BUSINESS

Councils Capital Programme

- 8.1 New Housing Programme Delivery Update - RES/21/123 (Pages 15 - 24)
- 8.2 Summerhill New Build Housing Progress Report - RES/21/125 (Pages 25 - 36)
- 8.3 Wellheads Road New Build Housing Progress Report - RES/21/124 (Pages 37 - 52)
- 8.4 B999 Shielhill Junction Improvements Progress Report - RES/21/138 (Pages 53 - 58)
- 8.5 ELC Programme Progress Report - RES/21/126 (Pages 59 - 82)

EXEMPT / CONFIDENTIAL BUSINESS

- 9.1 If Required

EHRIAs related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

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DECLARATIONS OF INTEREST

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons

For example, I know the applicant / I am a member of the Board of X / I am employed by... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

OR

I have considered whether I require to declare an interest in item (x) for the following reasons however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

OR

I declare an interest in item (x) for the following reasons however I consider that a specific exclusion applies as my interest is as a member of xxxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
 - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
 - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

OR

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval

- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

CAPITAL PROGRAMME COMMITTEE

ABERDEEN, 24 March 2021. Minute of Meeting of the CAPITAL PROGRAMME COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Lumsden, Vice-Convener; and Councillors Cooke (as substitute for Councillor McRae), Graham, Laing, MacKenzie, McLellan, Audrey Nicoll and Yuill.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

DETERMINATION OF EXEMPT BUSINESS

1. The Convener proposed that the Committee consider items 9.1 (Aberdeen Art Gallery Update) and 9.2 (Countesswells Primary School Update) with the press and public excluded from the meeting.

The Committee resolved:-

in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of items 9.1 (Aberdeen Art Gallery Progress Report) and 9.2 (Countesswells Primary School Progress Report) so as to avoid disclosure of exempt information of the classes described in paragraphs 6, 9 and 12 (item 9.1) and 6 and 9 (item 9.2) of Schedule 7A of the Act.

DECLARATIONS OF INTEREST

2. Members were requested to intimate any declarations of interest in respect of the items on the agenda.

The Committee resolved:-

to note that Councillor Yuill declared an interest in item 9.1 (Aberdeen Art Gallery Progress Report) by virtue of him being an Aberdeen City Council appointed member of Robert Gordon's College Board of Governors and that he considered that the nature of his interest required him to leave the meeting at that item on the agenda.

MINUTE OF PREVIOUS MEETING OF 28 JANUARY 2021

3. The Committee had before it the minute of its previous meeting of 28 January 2021.

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The Committee resolved:-

- (i) in relation to item 2, resolution (i) to agree that the Director of Resources does not pursue the request at this time and try again in the future when pressures of the Covid-19 pandemic had ceased; and
- (ii) to otherwise approve the minute as a correct record.

COMMITTEE PLANNER

4. The Committee had before it the Committee Business Planner as prepared by the Chief Officer – Governance.

The Committee resolved:-

- (i) to add B999 Shielhill Road Junction Improvements to the Planner; and
- (ii) to otherwise note the content of the business planner.

UNION TERRACE GARDENS PROJECT UPDATE - RES/21/063

5. With reference to article 6 of the minute of its meeting of 18 November 2020, the Committee had before it a report by the Director of Resources which provided an update on progress of the delivery of Union Terrace Gardens project, which had an anticipated completion date of Winter 2021.

The report recommended:-

That the Committee note the progress achieved to deliver the Union Terrace Gardens Redevelopment.

The Committee resolved:-

- (i) to thank the report author for her work on the project to date and to wish her well in her new employment; and
- (ii) to approve the recommendation contained in the report.

PROVOST SKENE HOUSE PROJECT UPDATE - RES/21/073

6. With reference to article 7 of the minute of its meeting of 18 November 2020, the Committee had before it a report by the Director of Resources which provided an update on the progress of works to refurbish Provost Skene's House.

The report recommended:-

That the Committee note the progress achieved in the delivery of Provost Skene's House refurbishment and that the internal fit-out works were now underway.

The Committee resolved:-

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- (i) to congratulate all staff involved with the project on the work to date on the project; and
- (ii) to approve the recommendation contained in the report.

NESS ENERGY PROJECT - RES/21/070

7. With reference to article 4 of the minute of its meeting of 18 November 2020, the Committee had before it a report by the Director of Resources which provided an update on the progress made with regards to the construction of the Ness Energy Project.

The report recommended:-

That the Committee –

- (a) note the progress achieved to date; and
- (b) note the financial position for the project.

The Committee resolved:-

to approve the recommendations contained in the report.

REPLACEMENT MILLTIMBER PRIMARY SCHOOL PROGRESS REPORT - RES/21/068

8. With reference to article 9 of the minute of its meeting of 18 November 2020, the Committee had before it a report by the Director of Resources which provided an update on the progress of the Milltimber Replacement School.

The report recommended:-

That the Committee -

- (a) note that the project formed part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 and that the project would contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works; and
- (b) note the current on-going work leading to completion of the construction of the replacement Milltimber School in Spring 2022.

The Committee resolved:-

to approve the recommendations contained in the report.

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REPLACEMENT RIVERBANK PRIMARY SCHOOL - PROGRESS REPORT - RES/21/069

9. With reference to article 8 of the minute of its meeting of 18 November 2020, the Committee had before it a report by the Director of Resources which provided an update on the progress of the Replacement Riverbank Primary School.

The report recommended:-

That the Committee -

- (a) note that the project formed part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 and that the project would contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works; and
- (b) note the current on-going work leading to completion of the construction of the Replacement Riverbank Primary School in Summer 2023.

The Committee resolved:-

to approve the recommendations contained in the report.

TORRY COMMUNITY HUB AND PRIMARY SCHOOL - PROGRESS REPORT - RES/21/074**10.**

With reference to article 10 of the minute of its meeting of 18 November 2020, the Committee had before it a report by the Director of Resources which provided an update on the progress of the Torry Community Hub and Primary School.

The report recommended:-

That the Committee -

- (a) note that the project formed part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 and that the project would contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works; and
- (b) note the current on-going work leading to the anticipated completion of the construction of the Torry Community Hub and Primary School in Spring 2023.

The Committee resolved:-

to approve the recommendations contained in the report.

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ELC PROGRAMME PROGRESS REPORT - RES/20/208

11. With reference to article 7 of the minute of its previous meeting, the Committee had before it a report by the Director of Resources which provided an update on the progress of ELC Capital Projects. These projects will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

The report recommended:-

That the Committee -

- (a) note that the Early Learning and Childcare Expansion Programme of works formed part of the overall Aberdeen City Council Capital Plan; and
- (b) note the progress made with the overall delivery of projects in lieu of the Covid-19 pandemic impact.

The Committee resolved:-

to approve the recommendations contained in the report.

CLUSTER RISK REGISTERS AND ASSURANCE MAPS - RES/21/067

12. The Committee had before it a report by the Director of Resources which presented the Cluster Risk Registers and Assurance Maps in accordance with Capital Programme Committee Terms of Reference and to provide assurance on the Council's system of risk management.

The report recommended:-

That the Committee note the Cluster Risk Registers and Assurance Maps set out in Appendices A and B to the report.

The Committee resolved:-

to approve the recommendation contained in the report.

In accordance with the decision recorded under article 1 of this minute, the following items of business were considered with the press and public excluded.

DECLARATION OF INTEREST

In accordance with article 2 of this minute, Councillor Yuill withdrew from the meeting prior to consideration of the following item of business. He was substituted by Councillor Greig for this item of business only.

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ABERDEEN ART GALLERY PROGRESS REPORT - RES/21/066

13. The Committee had before it a report by the Director of Resources which provided an update in relation to the on-going contractual and legal process to reach a contract/financial settlement with the appointed Principal Contractor for the main works.

The report recommended:-

That the Committee -

- (a) note the background leading to the current assessment of key contractual dates; and
- (b) note the current contractual position and planned next steps to reach settlement with the Contractor and associated financial and reputational risks related to this approach.

The Committee resolved:-

to approve the recommendations contained in the report.

COUNTESSWELLS PRIMARY SCHOOL PROGRESS REPORT - RES/21/072

14. The Committee had before it a report by the Director of Resources which provided an update on the progress of the new Countesswells Primary School project.

The report recommended:-

That the Committee –

- (a) note that this project forms part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018. The project will also contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works;
- (b) note that design and commercial proposals have been developed for this project by Hub North Scotland, ready for implementation; and
- (c) instructs the Chief Officer Capital to advise future Capital Programme Committees of the revised programme and budget for the delivery of this project, taking into account: progress on obtaining ownership of the site, and receiving the outstanding developer contributions.

The Committee resolved:-

- (i) to note that this project formed part of the Education New Build Programme Presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 and that the project would contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works;

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- (ii) to note that design and commercial proposals had been developed for this project by Hub North Scotland, ready for implementation;
- (iii) to note the decision of Council on 3rd March 2021 in respect of the School Estate;
- (iv) to note the risk regarding legally binding developer obligations was highlighted at Council at its budget meeting on 10th March 2021.
- (v) to instruct the Chief Officer Capital to report back to the Capital Programme Committee on 26th May on the developer's current obligations under the Section 75 legal agreement and following consideration of all the risks to make recommendations to proceed or not to proceed with the project; and
- (vi) to agree that any delay to this project lay solely with the developer and not with the Council.

- **MARIE BOULTON, Convener**

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	A	B	C	D	E	F	G	H	I
1	CAPITAL PROGRAMME COMMITTEE BUSINESS PLANNER								
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
3	26 May 2021								
4	New Housing Programme Delivery	To provide an update to Committee in relation to th Housing Development Programme	a report is on the agenda	John Wilson	Capital	Resources	1.1		
5	Summerhill New Build Housing Project Update	To provide an update to Committee in relation to the Summerhill Housing Development	a report is on the agenda	John Wilson	Capital	Resources	1.1		
6	Wellheads New Build Housing Project Update	To provide an update to Committee in relation to the Wellheads Housing Development	a report is on the agenda	John Wilson	Capital	Resources	1.1		
7	ELC Expansion Update Report	to provide an update on the progress of all of the ELC projects	a report is on the agenda	Colin Kemp	Capital	Resources	1.1		
8	B999 Shielhill Road Junction Improvements	to provide an update on the project	a report is on the agenda	John Wilson	Capital	Resources	1.1		
9	Countesswells Primary School	to provide an update on the progress on the delivery of the school		John Wilson	Capital	Resources	1.1	T	the report is deferred to the City Growth & Resources Committee on 24 June
10	10 September 2021								
11	Energy From Waste	To report on the progress of the delivery of the Energy from Waste Project.		John Wilson	Capital	Resources	1.1		
12	South College Street	To report on the progress of the delivery of the South College Street Corridor Improvement Project.		Alan McKay	Capital	Resources	1.1		
13	Tillydrone (Riverbank Replacement) Primary School	to provide an update on the progress on the delivery of the school		Neil Esslemont	Capital	Resources	1.1		
14	Torry Primary School (including Community Hub)	to provide an update on the progress on the delivery of the school		Bill Watson	Capital	Resources	1.1		
15	Milltimber Primary School	to provide an update on the progress on the delivery of the school		Neil Esslemont	Capital	Resources	1.1		
16	ELC Expansion Update Report	to provide an update on the progress of all of the ELC projects		Colin Kemp	Capital	Resources	1.1		
17	Union Terrace Gardens	to provide an update on progress on the delivery of the project.		Tara Gavan	Capital	Resources	1.1		
18	Provost Skene's House'	to provide an update on progress on the delivery of the project.		Colin Doig	Capital	Resources	1.1		
19	Torry Heat Network	To report on the progress of the delivery of the Torry Heat Network Project.		Bill Watson	Capital	Resources	1.1		
20	1 December 2021								
21	New Housing Programme Delivery	To provide an update to Committee in relation to th Housing Development Programme		John Wilson	Capital	Resources	1.1		
22	Summerhill New Build Housing Project Update	To provide an update to Committee in relation to the Summerhill Housing Development		John Wilson	Capital	Resources	1.1		

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
23	Wellheads New Build Housing Project Update	To provide an update to Committee in relation to the Wellheads Housing Development		John Wilson	Capital	Resources	1.1		
24	ELC Expansion Update Report	to provide an update on the progress of all of the ELC projects		Colin Kemp	Capital	Resources	1.1		
25	Countesswells Primary School	to provide an update on the progress on the delivery of the school			Capital	Resources	1.1		
26	Aberdeen Art Gallery	Capital programme Cttee - 12/09/19 (iii) to instruct the Chief Officer Corporate Landlord in consultation with the Chief Officer Capital and Chief Officer City Growth to provide a post evaluation report to this Committee providing details on the delivery of the desired outcomes identified within the approved business case within 12 months of post opening	Capital Programme Committee 18/11/20 (i) in relation to the Aberdeen Art Gallery, to note the update provided in the business planner relating to the Post Project Evaluation being delayed until Autumn 2021 and that a report would be submitted to the first available meeting of this Committee	John Wilson	Capital	Resources	1.2		
27	TBC								

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	26 May 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	New Housing Programme Delivery Update
REPORT NUMBER	RES/21/123
DIRECTOR	Steven Whyte, Director of Resources
CHIEF OFFICER	John Wilson, Chief Officer, Capital
REPORT AUTHOR	John Wilson, Chief Officer, Capital
TERMS OF REFERENCE	Remit 1.1

1. PURPOSE OF REPORT

- 1.1 To update the Committee on the progress of works being undertaken as part of Aberdeen City Council's directly delivered new build Council housing sites and developer led schemes to meet the political commitment of 2000 new homes.
- 1.2 Outline progress for the Council led sites referred to throughout the report including Craighill, Kincorth, Tillydrone, Kaimhill, Greenferns and Greenferns Landward.
- 1.3 Outline Progress for Granitehill site.
- 1.4 Outline progress for Developer led sites.
- 1.5 Outline progress for the second Developer Led Scheme procurement tender process.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress to deliver the programme of social housing sites across the city. Refer to Appendix 1.

3. BACKGROUND

- 3.1 As an update to existing approvals, at its budget meeting on 10 March 2021 the Council resolved, to delegate authority on a number of matters to various Council Officers usually in consultation with others, to facilitate the delivery of the 2,000 new Council homes.
- 3.2 These matters predominantly related to the procurement and expenditure related to known sites but the Council also instructed Officers to investigate what other opportunities may exist with unknown developer led sites.

3.3 To date the Council has:

- Delivered 179 units at Smithfield and Manor Walk;
- Delivered 67 units at; Phase 1 Wellheads;
- Purchased 104 units through the buy-back scheme;
- Has entered 2 construction contracts (Summerhill and Wellheads) to deliver 652 units;
- Concluded a procurement exercise via the Invitation to Participate in Negotiation (ITPN) process for Developer Led Schemes, which recommended proceeding through a preferred bidder process with 3 sites proposed by 2 developers totalling an additional 723 Units.
- Following the Developer Preferred Bidder process; executed a Development Agreement for the development at Auchmill Road (92 units) and entered into a Pre-Award Services Agreement (PASA) for the development at Cloverhill to progress pre-construction services to delivery 536 units.
- Included a site at Kaimhill proposing 36 Units, this is currently being developed at RIBA Stage 2.
- Submitted Planning applications for developments at Craighill, Kincorth and Tillydrone.
- Developed RIBA Stage 1 proposal for all current committed Council Direct Sites (circa 897 units), including the wider Greenferns and Greenferns- Landward Masterplan areas which could accommodate further development.

Vision and Standards

3.4 As noted previously, for those projects across the programme which are still undergoing design development, they are being taken forward on the understanding that Gold Level technical standards are incorporated in the High-Level Requirements.

3.5 Lessons learned are being shared across the programme to try and ensure a consistent approach with regard to design development and construction.

Current Status Council Led Sites

3.6 The Outline Business Cases (OBC's) have been drafted for the Council led projects at Kincorth, Craighill, Kaimhill and Tillydrone.

3.7 RIBA Stage 3 (Design Development inclusive of Planning Application submission) is progressing for the Craighill, Kincorth, Tillydrone and Kaimhill sites.

3.8 Site Investigation works commenced at the Kaimhill site during April 2021.

3.9 External Consultants such as Landscape Architects, Acousticians and Fire Engineers have now been appointed for each direct site and designs are progressing with input from each consultant to support the Planning applications.

- 3.10 Following consideration of procurement options in consultation with procurement colleagues, the Procurement Strategy adopted for the direct sites is to appoint contractors listed on the Scotland Excel Framework.
- 3.11 Having decided on this approach, concerns were raised on the number and competitiveness of returns from utilising the Scotland Excel Framework. To inform decision-making an exercise was carried out to gauge the listed contractors appetite, capacity and capability for the various works.
- 3.12 The outcome of this exercise led to two options; either a Scotland Excel Framework tender mini-competition or selected direct awards based on understanding of capability and preference. In consultation with procurement colleagues the preferred option being taken forward is 'direct award'.
- 3.13 Early engagement is now underway with the Tier 1 Contractors for the 4 direct sites.
- 3.14 With regard to the Granitehill site, the council is in discussion with a contractor/ developer who has an option on the site. The site is zoned within the proposed LDP as a combined opportunity site and there are advantages to all parties in the sites being developed together. Discussions are ongoing with the developer/ contractor in the relation to the development mix and demand profile in this area which will allow an offer to be progressed in due course.

Next Steps for Council Led Sites

- 3.15 The expectation is formal planning submission will be considered at the June 2021 Committee for all of the sites, except Kaimhill. The Kaimhill site planning submission will be submitted for consideration at the August 2021 Committee.
- 3.16 A procurement exercise for Greenferns is due to commence in Q2 2021 to establish a design team to progress the development through RIBA Stages 2-4.
- 3.17 Whilst early engagement for the procurement for Tier 1 contractors for the direct sites is underway, the intention is to ratify this approach in in Q2 2021 leading to a construction award for all 4 sites in Q4 2021.

Next steps for Developer Led Sites

- 3.18 The Wellheads development is progressing well. The first 67 units have been completed and 65 are now occupied with a further 2 under offer. The next 67 units are due to be handed over in late Summer 2021. Leading up to the next sectional handover a lesson-learned exercise is being undertaken to see what improvements can be made for the next phase. This will involve representative from the contractor, council's advisors, capital team, building repairs, housing management and hopefully tenants.

- 3.19 The OBC has been drafted for the Developer led site at Cloverhill with the Full Business Case (FBC) for Auchmill Road being approved in February 2021.
- 3.20 For the Auchmill site (92 units) construction works have commenced on site. Going forward from this point it is proposed that the delivery of this project will be reported separately.
- 3.21 The Grandhome site formed part of the initial procurement exercise although it will be in excess to the 2000 homes reported to the budget meeting in 2021. A draft Development Agreement has been received which is currently undergoing a due diligence review, following recent consultations with the contracting parties.
- 3.22 The Developer led sites which progressed to Preferred Bidder stage have the potential to deliver 723 units across three sites (Auchmill Road, Cloverhill and Grandhome).
- 3.23 For the Developer Led ITPN Round 2, taking cognisance of lessons learned, a second tranche of developer led proposals will be sought through a tender process. A Procurement Paper has been issued to ACC Housing Programme Board with the methodology to commence a further ITPN process incorporating the lessons learned from the initial ITPN process, updating tender documentation and with enhanced Market Engagement.

The next steps programme for the Developer Led sites is as shown in the following table:

Activity	Target Date	Status
Publish Final Developer ITPN	August 2020	Completed
Initial ITPN Final Returns	August 2020	Completed
Initial ITPN Final Evaluation	September- October 2020	Completed
Development of Technical and Contractual proposals	Varies	Ongoing
Cloverhill PASA Period	October 2021	Ongoing
Preferred Bidder Status- Grandhome	TBC	Ongoing
Lessons Learned Session	May 2021	Ongoing
Developer Market Engagement Exercise	May 2021	Ongoing
Developer 2 Tender Process	Q2 2021	Ongoing

4. FINANCIAL IMPLICATIONS

- 4.1 Outline Business Cases and Full Business Cases are being approved as they are developed taking cognisance of financial viability requirements.

- 4.2 Approval of Gold Technical Standards, while having an initial up-front cost, will reduce future maintenance costs. This commitment of investment in properties does however promote better mental and physical health, and future-proof properties by facilitating adaption to suit tenants' current and future requirements.
- 4.3 By creating more energy efficient homes which meet future standards such as Energy Efficiency Standard for Social Housing (ESSH) the monthly fuel consumption for Gold Standard properties is reduced.
- 4.4 Amendments to the Building (Scotland) Regulations have recently been approved resulting in a change to the regulations (from 31 March 2021) relating to automatic fire suppression systems. The implications of the Building Regulations on the ACC Housing Programme remain to be determined. Inclusion of sprinklers within the Direct and Developer Led sites at design stage has been approved, with the requirements now being incorporated into the schemes.
- 4.5 As identified in the March 2021 budget report future projects in excess of the 2000 units will be brought forward with individual business cases.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Impact of Covid-19 on the projects under design/construction and potential future impact upon delivery of units	M	Ensure lessons learned from current sites, embed float within programmes and closely monitor and liaise with the contractual parties.
Compliance	Failure to comply with project protocols	L	Increase site visits and monitoring of the construction works.
Operational	Staff both internal and external	L	Maintain home working where possible (design). Review business continuity plans.
Financial	Increased project costs, supplier risk in lieu of the recent Brexit agreement	H	Work with legal, finance and procurement teams to understand and address contractual

	and any other Covid-19 related cost impacts.		impacts related to the supply of labour, plant and materials.
Reputational	Late delivery of housing units	M	Clearly communicate with key stakeholders regarding the impact of Covid-19 upon the delivery of units.
	COVID-19 outbreak on a construction site	M	Intensify existing safety measures. Contracting parties need to develop and agree new working practices, adopt a more flexible working system, and address broader concerns associated with the pandemic to protect one of the most valuable resources: people.
	Resource available to ensure possession and management of new assets.	M	Ensure strategy is in place prior to Handover and ensure adequate resources are available (ACC resources). Handover strategy is currently being reviewed to enhance the process.
Environment / Climate	Targeting net zero	L	Mitigating climate risks requirements by ensuring at the point of contract award that target net zero requirements are embedded into project specification requirements.

7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
Aberdeen City Council Policy Statement Programmes in the Policy Statement include assess the digital needs of the region, working with our partners to ensure the city	This report highlights the progress being made across a wide range of potential housing sites which when delivered will support several inter-related policy statements within the Council delivery Plan.

has the required infrastructure; maximise community benefit from major developments; commit to closing the attainment gap in education while working with partners across the city; build 2,000 new Council homes and work with partners to provide more affordable homes;	
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The construction programme for new Council housing will support the local economy, employment and training during a period of relative subdued construction activity, especially in the housing and commercial sectors.
Prosperous People Stretch Outcomes	The Council is committed to improving the key life outcomes of all people in Aberdeen City. The availability of affordable housing contributes to this objective by providing choice and opportunities which would otherwise not be available.
Prosperous Place Stretch Outcomes	The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The availability of affordable housing contributes to this objective.
Regional and City Strategies	
Strategic Development Plan; Local Development Plan	The proposals within this report support the Strategic Development Plan and Local Development Plan by working to deliver the new Council aspirations and accord with the requirements of both plans.
UK and Scottish Legislative and Policy Programmes	
Legislation which places a range of statutory duties on the Council, Planning (Scotland) Bill	The report sets out the progress achieved to deliver the new Council housing across the city, all in accordance with the required legislation.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	An Equality and Human Rights Impact Assessment (EHRIA) in connection with the Council housing building

	programme has been carried out on 11.4.2018 based on report no RES/18/006.
Data Protection Impact Assessment	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.

9. BACKGROUND PAPERS

- 9.1 Council 6 March 2018: Draft Housing Revenue Account Budget and Housing Capital Budget 2018/19 to 2022/23: report no CG/18/030.
- 9.2 Capital Programme 23 May 2018: Shaping Aberdeen Housing LLP – Referral from City Growth and Resources: report no RES/18/006.
- 9.3 Council 5 March 2019: Housing Revenue Account Budget 2019/20: report no RES/19/202.
- 9.4 City Growth & Resources 28 October 2020: New Housing Programme Delivery Update: Report No RES/20/132
- 9.5 City Growth & Resources 28 January 2021: New Housing Programme Delivery Update: Report No RES/20/132

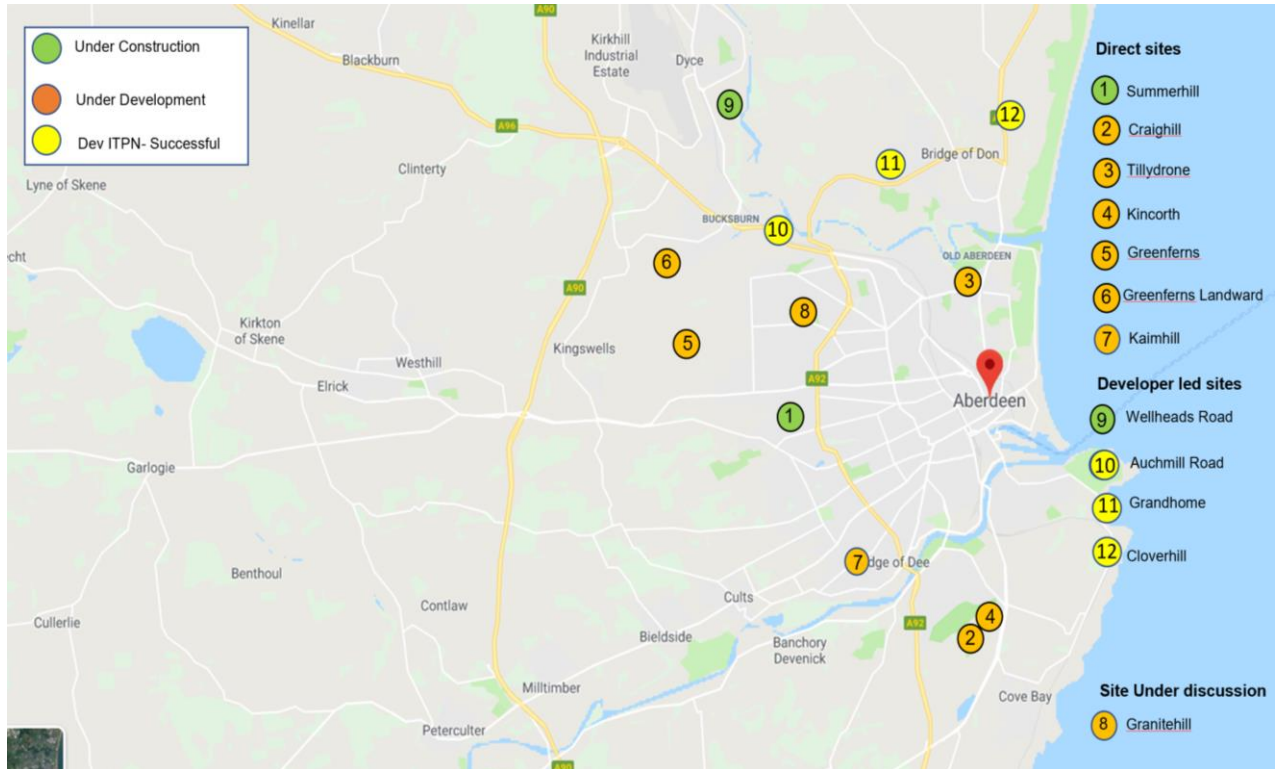
10. APPENDICES

- 10.1 ACCHP Location Map of Housing Sites

11. REPORT AUTHOR CONTACT DETAILS

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APPENDIX 1: ACCHP Location Map of Housing Sites



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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	26 May 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Summerhill New Build Housing Progress Report
REPORT NUMBER	RES/21/125
DIRECTOR	Steven Whyte, Director of Resources
CHIEF OFFICER	John Wilson, Chief Officer, Capital
REPORT AUTHOR	John Wilson, Chief Officer, Capital
TERMS OF REFERENCE	1.1

1. PURPOSE OF REPORT

To update the Committee on the progress of works being undertaken at Summerhill new build Council housing project.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress achieved in the housing project at Summerhill.

3. BACKGROUND

Current Status

- 3.1 As a consequence of the Covid 19 lockdown the programme has lost 14 weeks of activity. The Principal Contractor (CHAP Construction) has issued revised programmes. Having indicated potential risk of delay, revised programmes confirm completion is still aligned with sectional completion dates noted in section 3.5.

- 3.2 Construction Progress to Date:

Phase 1

- **Block 1** – Foundations complete. Timber kit complete. Structural Roof installation nearing completion. Roof finish to commence in April 2021. Facing brick to elevations well progressed. Precast Stairs progressing. External Window installation well progressed.
- **Block 2** – Foundations complete. Timber kit complete. Structural Roof installation nearing completion. Roof finish to commence in April 2021. Facing

brick to elevations well progressed. Precast Stairs well progressed. External Window installation well progressed.

- **Block 5** – Foundations complete. Timber kit complete. Roof structure nearing completion; roof finish installation in progress. Facing brick to elevations well progressed. Stair precast in place for all stairs. Internal partitions and dry lining commenced. Joiner 1st fix well progressed. Electrical first fix complete. Mechanical first fix well progressed.

Phase 2

- **Block 3** – Foundations complete. Timber kit to commence at the same time as Blocks 4 & 6. Scaffold erection in progress.
- **Block 4** – Foundations commenced and progressing.
- **Block 6** – Foundations complete. Timber kit to commence at the same time as Blocks 3 & 4.

Phase 3 – not yet commenced.

3.3 Quality Assurance audits have continued on site and will continue throughout the duration of the Contract to ensure quality across the overall Housing Programme.

3.4 Key milestones detailed in the Contractor’s programme are as follows:

Activity	Target Start Date	Status
Offsite culvert works	Summer 2019	Completed
Issue second Letter of Intent	Summer 2019	Completed
Site clearance	Autumn 2019	Completed
Let full Contract	Autumn 2019	Completed
Site start	Autumn 2019	Completed
Phase 1 [Blocks 1, 2 and 5]	Winter 2019-2020	Ongoing
Phase 2 [Blocks 3, 4 and 6]	Spring 2020 (commenced)	Ongoing
Phase 3 [Blocks 7 and 8]	Autumn 2021	Awaited

3.5 The Contractor programme demonstrates three Sectional Completion dates to provide Aberdeen City Council (ACC) with a phased release of housing units.

Sectional Completion dates are anticipated as shown in the following table:

Activity	Completion Date	No. of Units
Offsite Culvert Works	Winter 2019/2020	N/A
Phase 1	Winter late 2021/2022	128 units
Phase 2	Summer 2022	128 units
Phase 3	TBC	113 units

- *Please note that until the whole 2,000-unit programme is developed, final stage completion dates cannot be confirmed because the council will have to ensure these dates are staggered to avoid a large volume of properties coming on to the housing list register at the same time.*

Headlines/Key Issues

- 3.6 The Contractor is considering the impact that the Covid-19 pandemic has had on the construction programme. To date, he has submitted an extension of time claim for the Covid-19 lockdown period and supply chain re-mobilisation.
- 3.7 Following initial consideration of the claim, meetings are now underway to seek agreement in terms of likely cost and time impacts. The outcome of the claim negotiation with officers will be reported in due course but initial consideration would suggest that the original programme dates can still be achieved but recognising there will be a cost impact related to working practices. A 14-week extension of time has been granted for Section 1; negotiation of costs is ongoing.
- 3.8 There remains a residual risk of future national or local lockdowns being imposed, which would impact upon labour and material availability and subsequently impact upon the overall timeframes, however the Spring 2021 lockdown has not impeded progress on site.

Interdependencies update

- 3.9 The contract parties are in discussion and working closely to ensure the work by other parties does not impinge on the overall project delivery.

4. FINANCIAL IMPLICATIONS

- 4.1 As noted in the June 2019 report, a single tender was submitted to the Council and since then design has been developed in order to achieve financial viability.
- 4.2 The construction costs include introduction of a Combined Heat & Power system and Denburn Culvert offsite drainage works.

The overall business case gross budget of £57.8m has been approved by ACC, however we are currently carrying out negotiations with the Contractor in lieu of the Covid-19 outbreak and this budget may need to be revised.

Gross Budget	Spend to date
£57.8m	£15.9m

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. MANAGEMENT OF RISK

Key Risks for Initial Construction Activities

- 6.1 Impact of Covid-19 delay to the programme, impact upon the site operations
- 6.2 Combined Heat & Power resourcing for the heating systems of the new units in order to meet the programme.
- 6.3 Inclement weather
- 6.4 Supply chain insolvency/liquidation

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Impact of Covid-19 on the projects under design/construction and potential future impact upon delivery of units	M	Ensure lessons learned from current sites, embed float within programmes and closely monitor and liaise with the contractual parties.
Compliance	Failure to comply with project protocols	L	Increase site visits and monitoring of the construction works.
Operational	Staff both internal and external	L	Maintain home working where possible (design). Review business continuity plans.
Financial	Increased project costs, supplier risk related to the Brexit agreement and	H	Work with legal, finance and procurement teams to understand and address contractual impacts related to

	any other Covid-19 related cost impacts.		the supply of labour, plant and materials.
Reputational	Late delivery of the 369 units	L	Clearly communicate with key stakeholders regarding the impact of Covid-19 upon the delivery of units.
	COVID-19 outbreak on a construction site	M	Intensify existing safety measures. Contracting parties need to develop and agree new working practices, adopt a more flexible working system, and address broader concerns associated with the pandemic to protect one of the most valuable resources: people.
Environment / Climate	Targeting net zero	L	Mitigating climate risks requirements by ensuring at the point of contract award that target net zero requirements are embedded into project specification requirements.

7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
<p>Aberdeen City Council Policy Statement</p> <p>Programmes in the Policy Statement include assess the digital needs of the region, working with our partners to ensure the city has the required infrastructure; maximise community benefit from major developments; commit to closing the</p>	<p>This report highlights the progress being made with the delivery of the new Council housing at Summerhill which when delivered will support a number of inter-related policy statements within the Council delivery Plan.</p>

attainment gap in education while working with partners across the city; build 2,000 new Council homes and work with partners to provide more affordable homes;	
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The construction programme for new Council housing will support the local economy, employment and training during a period of relative subdued construction activity, especially in the housing and commercial sectors.
Prosperous People Stretch Outcomes	The Council is committed to improving the key life outcomes of all people in Aberdeen City. The availability of affordable housing contributes to this objective by providing choice and opportunities which would otherwise not be available.
Prosperous Place Stretch Outcomes	The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The availability of affordable housing contributes to this objective.
Regional and City Strategies	
Strategic Development Plan; Local Development Plan	The proposals within this report support the Strategic Development Plan and Local Development Plan by working to deliver the new Council aspirations and accord with the requirements of both plans.
UK and Scottish Legislative and Policy Programmes	
Legislation which places a range of statutory duties on the Council, Planning (Scotland) Bill	The report sets out the progress achieved to deliver the new Council housing across the city, all in accordance with the required legislation.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	An Equality and Human Rights Impact Assessment (EHRIA) in connection with the Council housing building programme has been carried out on 11.4.2018 based on report no RES/18/006.
Data Protection Impact Assessment	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.

9. BACKGROUND PAPERS

- 9.1 Council 6 March 2018: Draft Housing Revenue Account Budget and Housing Capital Budget 2018/19 to 2022/23: report no CG/18/030.
- 9.2 Capital Programme 23 May 2018: Shaping Aberdeen Housing LLP – Referral from City Growth and Resources: report no RES/18/006.
- 9.3 Council 5 March 2019: Housing Revenue Account Budget 2019/20: report no RES/19/202.
- 9.4 Capital Programme 23 September 2020: Summerhill New Build Housing Progress Report: report no RES/20/131.
- 9.5 Capital Programme 28 January 2021: Summerhill New Build Housing Progress Report: report no RES/20/131.

10. APPENDICES

Appendix 1 Location Map

Appendix 2 Site Layout

Appendix 3 Site progress photographs

11. REPORT AUTHOR CONTACT DETAILS

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Tel	01224 523629

Appendix 1 – Location Map



Appendix 2 Site Layout



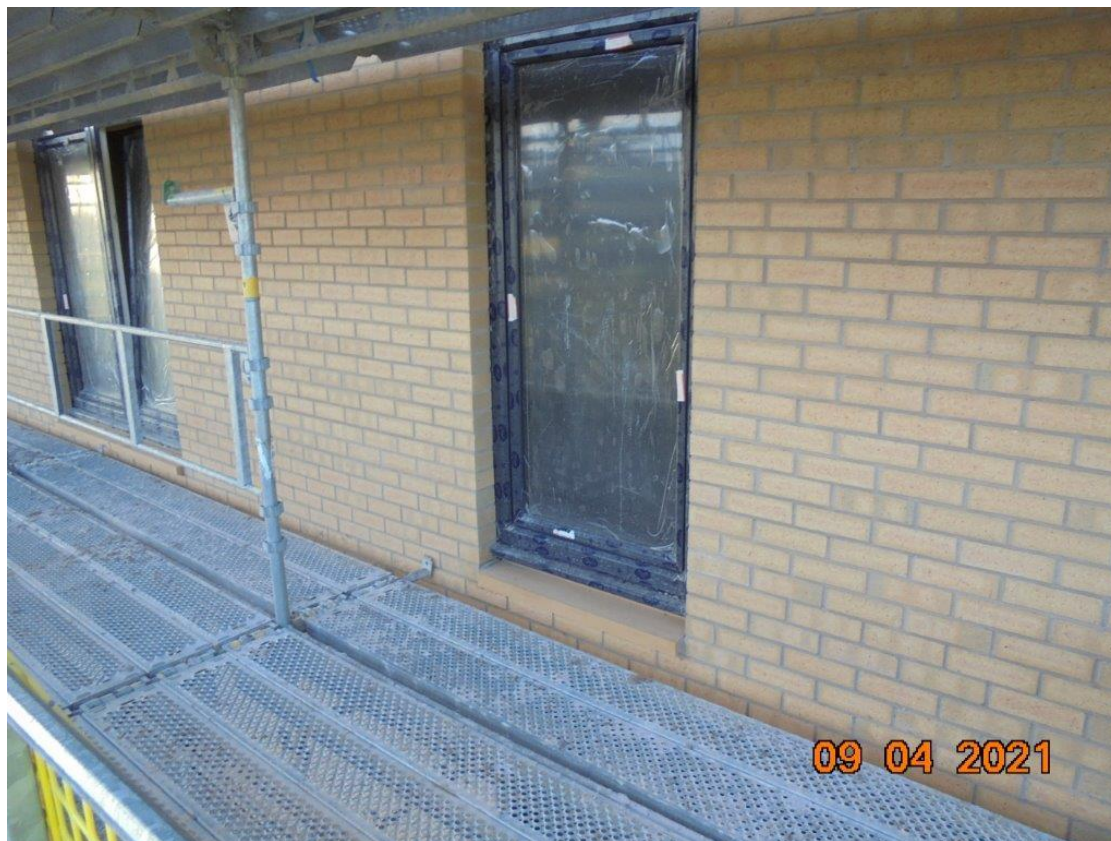
Appendix 3 Site progress photographs: 9 and 15 April 2021



Block 5 – Roof finish installation progressing (09.04.2021)



Block 5 – Kitchen Area services first fix progressing (09.04.2021)



Block 5 – Window and facing brick installation (09.04.2021)



External Works – Gairsay Drive (09.04.2021)



Block 3 – Scaffold and tower crane erection (15.04.2021)

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	26 May 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Wellheads Road New Build Housing Progress Report
REPORT NUMBER	RES/21/124
DIRECTOR	Steven Whyte, Director of Resources
CHIEF OFFICER	John Wilson, Chief Officer, Capital
REPORT AUTHOR	John Wilson, Chief Officer, Capital
TERMS OF REFERENCE	1.1

1. PURPOSE OF REPORT

- 1.1 To update the Committee on the progress of the Wellheads Road new build Council housing project.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress achieved in the procurement of new build Council housing project at Wellheads Road.

3. BACKGROUND

- 3.1 Planning permission was granted for the site in February 2019.
- 3.2 A Development Agreement was subsequently agreed between Aberdeen City Council and Ogilvie Group Developments Ltd (Principal Contractor) who will provide a development comprising of four blocks of flats offering 283 units, with a mix of one, two, three and four-bedroom flats.
- 3.3 The Principal Contractor took possession of the site in September 2019.

Current Status

- 3.4 Sectional Completion for Phase 1 (Block 4) occurred on the 19 February 2021. 67 Units, an external play area, shelter, communal gardens and car parking were handed over to the Council, the units are currently being occupied by those from the housing waiting list.
- 3.5 Following the Covid-19 lockdown on 24 March 2020, the contractor has ensured that the correct Health & Safety (H&S) and physical distancing provisions have been adopted in their approach and embedded within the Construction Phase H&S Plan, the H&S Plan is updated and emended taken cognisance of government guidelines.

3.6 Following Sectional Completion of Phase 1 (Block 4) a revised construction programme is due May from the Developer, it is anticipated that due to the Covid-19 lockdown on the 24 March 2020 that an additional 12 weeks be extended to the Sectional Completion Dates for Blocks 1, 2 & 3 within the Development Agreement.

3.7 Construction Progress to Date:

- **Block 1-** Foundations constructed with structural steelwork, stairs and edge protecting commenced.
- **Block 2-** The brickwork is now complete, with windows installed, the fire stopping, and roof works are progressing. Fit-out works are planned to commence in the next quarter.
- **Block 3-** Kitchens are currently being installed and expected to conclude in May 2021, joinery, plasterwork, Ames taping and M&E installation are progressing on levels 4, 3 and 2.
- **Block 4-** Sectional Completion was achieved on the 19 February 2021, the full handover pack including the Operation & Maintenance manuals were issued to the Council and Tenant Manuals left within each Unit. The communal, play and car-parking areas have been completed as part of the Phase 1 Section.

3.8 Quality Assurance audits are continuing throughout the duration of the Contract to ensure consistency in quality across the overall Housing Programme. A final inspection of Block 4 was undertaken with observations recorded and issued to the Developer.

3.9 A revised construction programme is to be issued by the Developer following the handover of Phase 1 and to capture the impact of the Covid-19 lockdown, this may have revised sectional completion dates, once confirmed Capital Officers will liaise with the Corporate Landlord Housing Officers to coordinate the possession of the units. Phased delivery plan is as previously outlined below:

Activity	Status
Execution of Contract	Completed
Mobilisation	Completed
Phase 1 [Block 4]	Completed
Phase 2 [Block 3]	Commenced
Phase 3 [Block 2]	Commenced
Phase 4 [Block 1]	Commenced

3.10 Phase 1 [Block 4] achieved Section Completion on the 19 February 2021, following receipt of the revised programme, the Sectional Completion dates of Block 3,2 & 1 will likely need to be revised. The current Sectional Completion dates contained within the Development Agreement are as follows:

Phase 2 [Block 3]	Autumn 2021	83 units
Phase 3 [Block 2]	Winter 2021/2022	77 units
Phase 4 [Block 1]	Spring 2022	56 units

- *Please note that until the whole 2,000 Programme is developed, final stage completion dates cannot be confirmed because the Council will have to ensure these dates are staggered to avoid a large volume of properties coming on to the housing list register at the same time.*

Headlines/Key issues of the moment

- 3.11 The Developer has assessed his considered impact that the Covid-19 pandemic has had on his construction programme. The Councils Monitoring Surveyor has formally written to the Developer seeking full clarity with regards to any delay as a result of the Covid-19 lockdown, we await a response from the Developers Employers Agent. Once the programme has been reviewed there will be a better understanding of the impact on the Sectional Completion Dates for Blocks 3, 2 & 1. There remains a residual risk of future national or local lockdowns being imposed, which would impact upon labour and material availability and subsequently impact upon the overall timeframes.

Interdependencies Update

- 3.12 The contract parties are in discussion and working closely to ensure the work by other parties does not impact overall project delivery.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report.
- 4.2 The total project spend to date is as follows

Gross Budget	Spend to date
£44.2m	£31.2 m

- 4.3 As noted above, meetings are now underway to seek agreement in terms of likely cost and time impacts. The outcome of the claim negotiation with officers will be reported in due course.
- 4.4 The spend to date includes land acquisition, development fees, legal costs, design development fees, site investigations.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. MANAGEMENT OF RISK

Key Risks for Initial Construction Activities

- 6.1 Impact of Covid-19 delay to the programme, impact upon the site operations
- 6.2 Combined Heat & Power resourcing for the heating systems of the new units in order to meet the programme.
- 6.3 Inclement weather
- 6.4 Supply chain insolvency/liquidation

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Impact of Covid-19 on the projects under design/construction and potential future impact upon delivery of units	M	Ensure lessons learned from current sites, embed float within programmes and closely monitor and liaise with the contractual parties.
Compliance	Failure to comply with project protocols	L	Increase site visits and monitoring of the construction works.
Operational	Staff both internal and external	L	Maintain home working where possible (design). Review business continuity plans.
Financial	Increased project costs, supplier risk related to the Brexit agreement and any other Covid-19 related cost impacts.	H	Work with legal, finance and procurement teams to understand and address contractual impacts related to the supply of labour, plant and materials.
Reputational	Late delivery of the 283 units	L	Clearly communicate with key stakeholders regarding the impact of Covid-19 upon the delivery of units
	COVID-19 outbreak on a construction site	M	Intensify existing safety measures. Contracting parties need to develop and agree new working practices, adopt a more flexible working system, and address broader concerns associated with the

			pandemic to protect one of the most valuable resources: people
Environment / Climate	Targeting net zero	L	Mitigating climate risks requirements by ensuring at the point of contract award that target net zero requirements are embedded into project specification requirements

7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
Impact of Report	
<p>Aberdeen City Council Policy Statement Programmes in the Policy Statement include assess the digital needs of the region, working with our partners to ensure the city has the required infrastructure; maximise community benefit from major developments; commit to closing the attainment gap in education while working with partners across the city; build 2,000 new Council homes and work with partners to provide more affordable homes;</p>	<p>This report highlights the progress being made with the delivery of the new Council housing at Wellheads which when delivered will support a number of inter-related policy statements within the Council delivery Plan.</p>
Aberdeen City Local Outcome Improvement Plan	
<p>Prosperous Economy Stretch Outcomes</p>	<p>The construction programme for new Council housing will support the local economy, employment and training during a period of relative subdued construction activity, especially in the housing and commercial sectors.</p>
<p>Prosperous People Stretch Outcomes</p>	<p>The Council is committed to improving the key life outcomes of all people in Aberdeen City. The availability of affordable housing contributes to this objective by</p>

	providing choice and opportunities which would otherwise not be available.
Prosperous Place Stretch Outcomes	The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The availability of affordable housing contributes to this objective.
Regional and City Strategies Strategic Development Plan; Local Development Plan	The proposals within this report support the Strategic Development Plan and Local Development Plan by working to deliver the new Council aspirations and accord with the requirements of both plans.
UK and Scottish Legislative and Policy Programmes Legislation which places a range of statutory duties on the Council, Planning (Scotland) Bill	The report sets out the progress achieved to deliver the new Council housing across the city, all in accordance with the required legislation.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	An <u>Equality and Human Rights Impact Assessment (EHRIA)</u> in connection with the Council housing building programme has been carried out on 11.4.2018 based on report no RES/18/006.
Data Protection Impact Assessment	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.

9. BACKGROUND PAPERS

- 9.1 Council 6 March 2018: Draft Housing Revenue Account Budget and Housing Capital Budget 2018/19 to 2022/23: report no CG/18/030.
- 9.2 Capital Programme 23 May 2018: Shaping Aberdeen Housing LLP – Referral from City Growth and Resources: report no RES/18/006.
- 9.3 Council 5 March 2019: Housing Revenue Account Budget 2019/20: report no RES/19/202.
- 9.4 Capital Programme 23 September 2020: Wellheads Road New Build Housing Progress Report no RES/20/130.
- 9.5 Capital Programme 28 January 2021: Wellheads Road New Build Housing Progress Report no RES/20/130

10. APPENDICES

Appendix 1: Location Map
Appendix 2: Site Map
Appendix 3 Site Progress Photographs

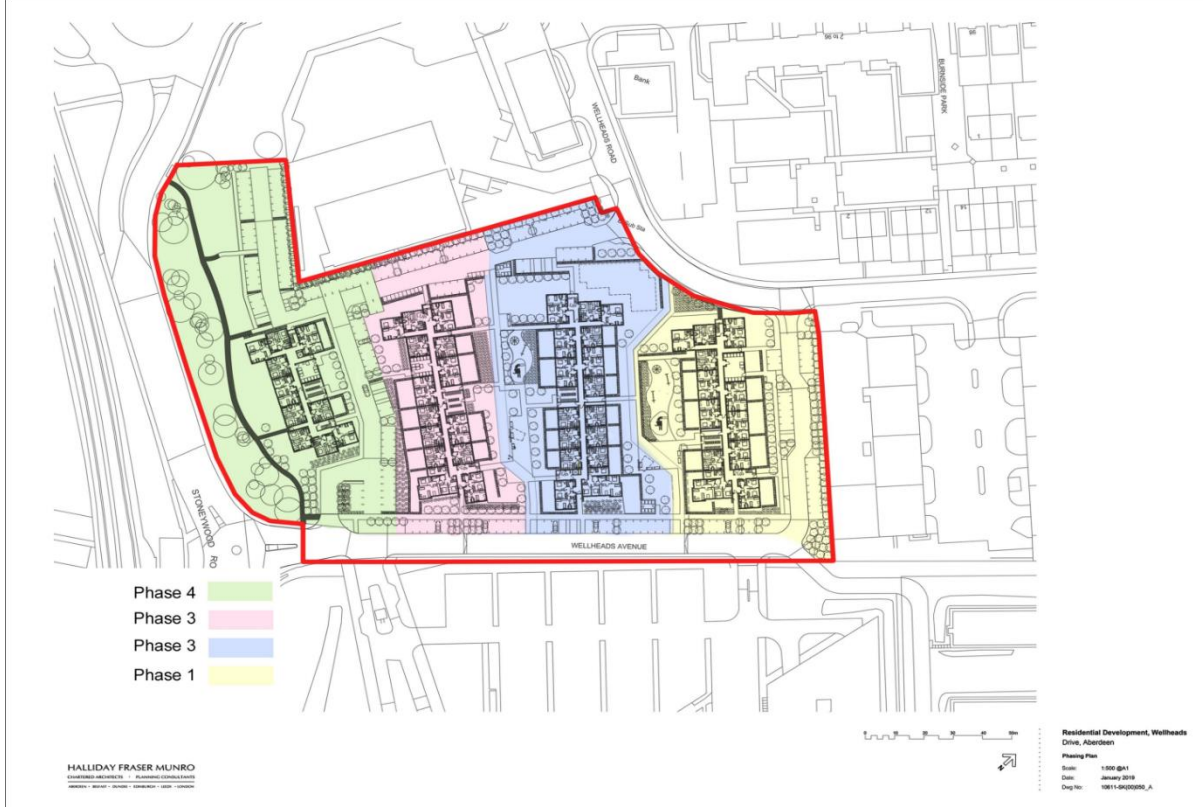
11. REPORT AUTHOR CONTACT DETAILS

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Appendix 1 – Location Map



Appendix 2: Site Layout Plan





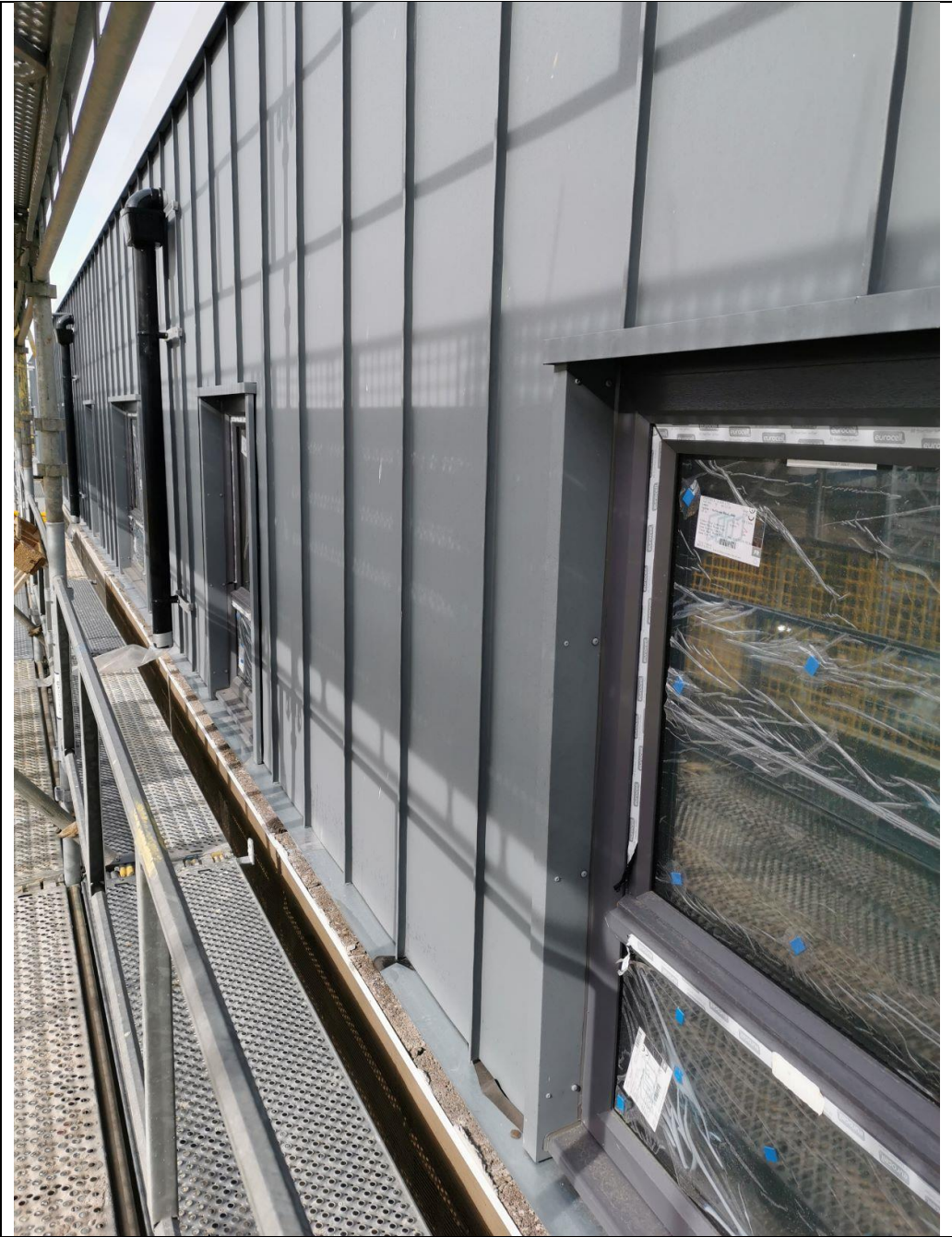
Appendix 3 Site progress photographs: 7 April 2021



Block 1 Overview



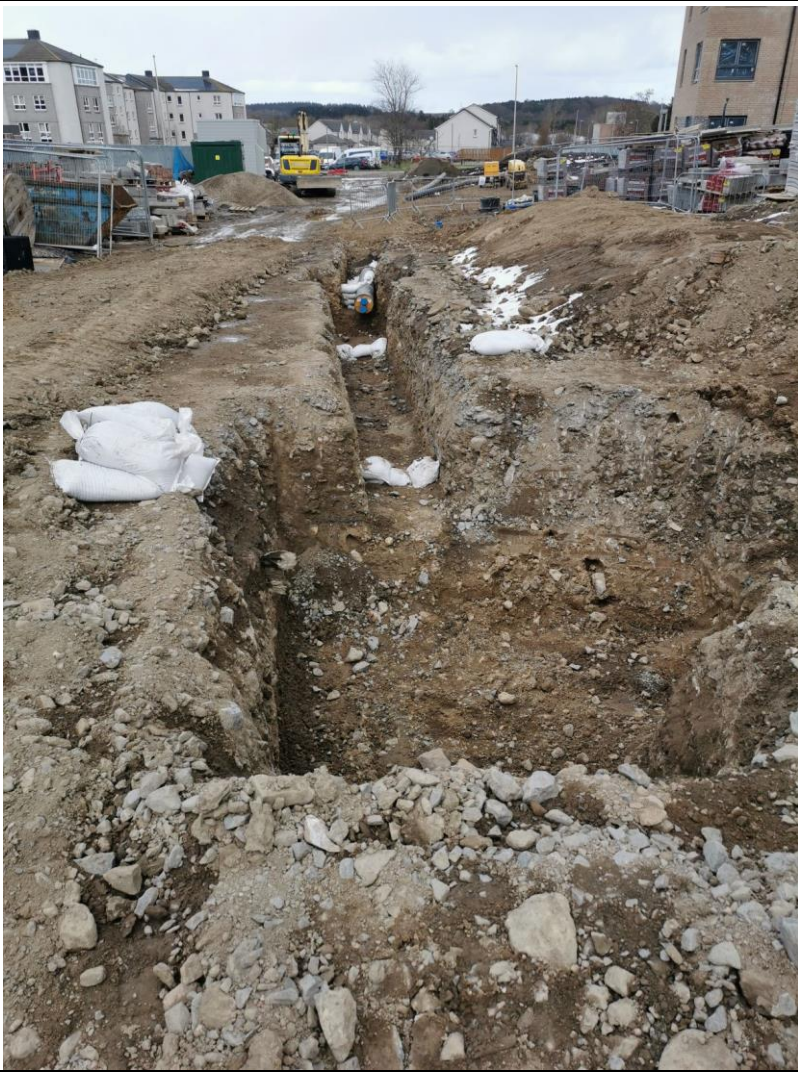
Block 1 Prep for Concrete Pour



Block 2 West Elevation Cladding



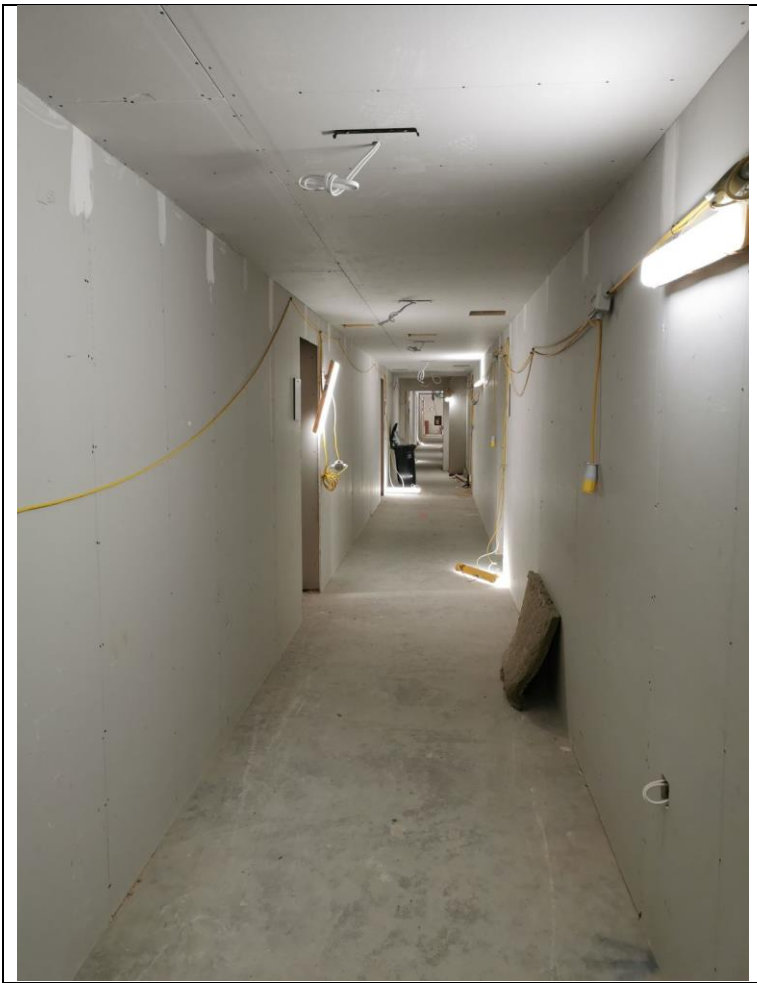
Block 2 Render Basecoat to West Elevation



North Elevation District Heating Installation to Block 2



Block 2 4th Floor Corridor



Block 3 3rd Floor Corridor

Block 2 4th Floor Corridor

Block 3 3rd Floor Corridor



Block 4: External

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	26 May 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	B999/ Shielhill Road Junction Improvement Progress Report
REPORT NUMBER	RES/21/138
DIRECTOR	Steven Whyte
CHIEF OFFICER	John Wilson
REPORT AUTHOR	Alan McKay
TERMS OF REFERENCE	1.3

1. PURPOSE OF REPORT

- 1.1 This report is to update the Committee on the progress of the B999/ Shielhill Road Junction Improvement project.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note the updates to the programme milestones and the associated financial implications.

3. BACKGROUND

- 3.1 The current B999/ C19C Shielhill Road junction alignment is currently sub-standard presenting difficulties to road users attempting to negotiate the junction. The western approach to the junction along the C19C Shielhill Road also suffers from poor forward visibility detrimental to the use of the road. With the development of the Local Development Plan's (LDP) OP10 site, Denmore North, change to the usage of the junction was anticipated.

- 3.2 As part of the granting of Planning consent for the nearby North Denmore development funding contributions towards improvements to address these issues was secured through a Section 75 agreement.

This funding is to be utilised to undertaken detailed design and delivery of the realignment and reconfiguration of the B999/ C19C Shielhill Road junction and forward visibility improvements on the C19C Shielhill Road.

Preliminary work on the project identified that developer obligation contributions would not cover the full cost of developing and implementing an improvement.

At its meeting of 3 March 2020, the Council provided additional funding within the capital plan to progress the project.

In advance of the planned improvement interim measures have been taken on the junction approaches. These include large more conspicuous warning signage with additional road markings. Additionally, the speed limit has been reduced to 40mph over the length of Sheilhill Road adjacent to the completed development.

Currently LDP OP10 site is not fully developed, therefore the project will be developed giving due cognisance to possible access requirements.

Progress

- 3.3 At the start of 2020, planning for the resourcing and progression of the project following Council decision in March was underway. However, due to the COVID-19 pandemic, work was not initiated.

COVID-19 Pandemic

- 3.4 The COVID-19 pandemic has resulted in no progress being made with the project in 2020/21.
- 3.5 In May 2020, the *Spaces for People* Programme commenced which involves a number of projects that require the adaption of the Public Road to enable users to adhere to Scottish Government physical distancing guidance. This became an urgent priority for all Road Service Teams and resources from capital projects were temporarily reallocated to work on these projects. The remaining limited resource was allocated to higher priority capital projects. The removal of this resource placed the project in abeyance for 2020/21.

Programme Milestones

- 3.6 With the *Spaces for People* Programme now in a more operational phase and the finalisation of the service redesign has allowed work on the project to restart and progress to be planned for this year.

Indicative programme milestones are shown in the table below for the two scenarios, depending if the CPO is required:-

MILESTONES	INDICATIVE TIMELINE
Design and Prep	FY 21/22
Land Assembly	FY 22/23
Construction	FY 23/24

- 3.7 The above timeline assumes voluntary acquisition of land required. It should also be noted that the timescales above do not take any account of any future uncertainties relating to COVID-19 restrictions.

4. FINANCIAL IMPLICATIONS

4.1 The current preliminary project estimate is £0.64m.

Financial implications are that Developer Obligation contributions amount to £0.3m and the Capital plan has currently budgeted for a cost of £0.34m.

The North Denmore Section 75 agreement requires obligation contributions to be committed by October 2026.

4.2 The financial implications will be managed through detailed budget monitoring.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from the recommendations of this report.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Failure to implement a suitable improvement would impact of the sustainable development and roads related objectives of the Local Development Plan and Local Transport Strategy	M	This will be mitigated by progressing the Project.
Compliance	Failure to follow statutory procedures.	L	This will be mitigated through ensuring sufficient time is given to checking documents and eradicating any potential errors.
Operational	Failure to implement a suitable improvement would result in known sub standard junction concerns persisting alongside increased use of the junction.	H	This will be mitigated by progressing the project.

Financial	Delay to progressing the project to a suitable stage may place developer obligation contributions at risk of return.	M	This will be mitigated by progressing the project.
Reputational	There is a risk that Aberdeen City Council will experience reputational damage from supporters of the project if it does not proceed.	H	This will be mitigated by progressing the Project.
	There is a risk that Aberdeen City Council will experience reputational damage from objectors to the project if it proceeds.	M	This will be mitigated by trying to address issues raised by objectors but this may not be achievable in all instances.
Environment / Climate	It is possible that the proposals will lead to some detrimental impacts in the locality to the project.	L	Impacts are likely to be acceptable against the relevant standards and commensurate the wider improvements.

7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
Aberdeen City Council Policy Statement	<p>The project aims to mitigate the impact of and deliver wider community benefits associated with the development of LDP OP10 site, Denmore North.</p> <p>Economy Policy Statement 7. Continue to maximise community benefit from major developments.</p> <p>Place Policy Statements 2; Support efforts to develop the Energetica corridor,</p>
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	Successful delivery of the project is the intent of the Section 75 agreement which facilitated the

	<p>consenting of development proposals for LDP OP10 site, Denmore North.</p> <p>Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026</p>
Prosperous People Stretch Outcomes	<p>Successful delivery of the project will provide a safer road network for all users.</p> <p>Stretch Outcome 11 – Healthy life expectancy is five years longer by 2026.</p>
Prosperous Place Stretch Outcomes	<p>Successful delivery of the project will provide a safer road network for all users, including cyclists.</p> <p>Stretch Outcome 15 - 38% of people walking and 5% of people cycling as main mode of travel by 2026.</p>
Regional and City Strategies	The road improvements associated with the project support delivery of the Regional and Local Transport Strategies, Strategic and Local Development Plans and Road Safety Plan.
UK and Scottish Legislative and Policy Programmes	N/A

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Full impact assessment required
Data Protection Impact Assessment	Not required

9. BACKGROUND PAPERS

None.

10. APPENDICES

None.

11. REPORT AUTHOR CONTACT DETAILS

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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	26 May 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	ELC Programme Progress Report
REPORT NUMBER	RES/21/126
DIRECTOR	Steve Whyte
CHIEF OFFICER	John Wilson
REPORT AUTHOR	Colin Kemp
TERMS OF REFERENCE	1.1

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to update the committee on the progress of ELC Capital Projects. These projects will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours. The timeline for delivery was originally in 2020, but due to the COVID-19 pandemic has since been extended to August 2021.

2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note that the Early Learning and Childcare Expansion Programme of works forms part of the overall Aberdeen City Council Capital Plan.
- 2.2 Note the progress made with the overall delivery of projects in lieu of the Covid-19 pandemic impact.

3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours. The timeline for delivery was originally in 2020, but due to the COVID-19 pandemic has since been extended to August 2021. The expansion should prioritise a high-quality experience for the child to capitalise on the significant contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

Revised Timeline: ELC Joint Delivery Board Recommendation

- 3.2 The implementation of ELC expansion is overseen by the ELC Joint Delivery Board. The ELC Joint Delivery Board met on 4 December 2020 to consider a

report on the revised date for full implementation of the expansion to 1140 hours. The Joint Delivery Board recommended to Scottish Ministers and COSLA leaders that August 2021 should be the date to reinstate the 1140 hours duty. On 14 December 2020, this recommendation was agreed by Scottish Ministers and COSLA Leaders.

Further recommendations by the ELC Joint Delivery Board are the following:

- Agree that where there is potential to deliver expanded hours ahead of that date, this will be delivered to families;
- Agree the end goal of the expansion is “That all eligible children whose families wish to access up to 1140 hours should be able to do so, in a way which meets the national standard and the principles of funding follows the child”;
- Agree that from August 2021 the eligibility for the 2-year-old ELC offer is extended to include children with a parent with care experience. Legislation for this commitment will be developed by the Scottish Government in due course.

Programme

- 3.3 Since Aberdeen City Council moved into the COVID-19 pandemic Tier 4 restrictions in December 2020, works onsite have continued following a review of health and safety measures and in compliance with Scottish Government guidance. Scotland moved back into Tier 3 restrictions on 26 April 2021.
- 3.4 The design team and main contractor continue to evaluate the impact on the programme with regard to Scottish Government guidance and the requirement to comply with physical distancing measures.
- 3.5 Since the last update to this committee on 15 March 2021 two further projects have been handed over in addition to the current 5 projects already completed. There are another 5 projects nearing completion. Appendix 2 summarises the current projected programme dates of all 27 projects, these are subject to Scottish Government exercising their statutory authority and understanding that there could be further lockdowns or restrictions. Appendix 3 contains progress photographs of the various projects.

4. FINANCIAL IMPLICATIONS

- 4.1 The Aberdeen City Council Early Learning and Childcare Expansion Programme of works forms part of the Aberdeen City Councils Capital Programme.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan are being funded from the Early Learning and Childcare revenue grant funding allocation.

- 4.3 The introduction of, and the requirement to comply with, Government guidance and statutes has added significant additional costs to both legally committed and future projects. The impact on these were reviewed by the design team and main contractor in June 2020 and a report was submitted to the ELC Project Board at the end of June 2020.

The report highlighted the potential financial impact and made recommendations to keep the overall programme within the approved budget. The recommendations re-profiled the individual projects and suggested potential savings that did not require projects to be cancelled and maintain the additional capacity requested by Education.

- 4.4 Since the update to this committee on 15 March 2021 an additional eight projects have been accepted and 4 projects are in the process of being market tested and cost checked. Appendix 1 has a breakdown of the latest project allocations and current estimated final account figure. The current estimated costs reflect ongoing design development and discussions with the design teams and main contractor to reduce the COVID-19 impact costs and potential delays while maintaining the quality of the finished designs.

- 4.5 The current budget spend is as follows;

Gross Budget	Spend to date
£23.04m	£ 17.79m

Contingency Planning

- 4.6 There are ongoing discussions with the Early Learning, Corporate Landlord and Capital teams to have contingency arrangements in place to ensure the 1140 hour entitlement is available in the event a project is delayed.

Where appropriate, contingency planning has been included in the current estimated final account.

5. LEGAL IMPLICATIONS

- 5.1 The legal implications arising out of the recommendations are referred to within the body of the report.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Late delivery will impact on the level of learning provision		This is being mitigated through early planning, clear governance arrangements and close working between

	<p>which can be provided.</p> <p>The statutory duty for local authorities to provide 1140 hours is now August 2021.</p> <p>The risk is that the time limit introduced is not met</p>	M	<p>teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.</p>
Compliance	<p>Not meeting the statutory date for delivery.</p>	M	<p>All teams are working towards delivering the projects as soon as possible taking cognisance of work restrictions regarding the Covid-19 pandemic.</p>
Operational	<p>Covid-19 pandemic restrictions impacting on work practices.</p>	M	<p>All teams are working towards delivering the projects as soon as possible taking cognisance of work restrictions regarding the Covid-19 pandemic.</p>
Financial	<p>The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.</p> <p>Government exercising their statutory powers to manage their Covid-19 health response including future lock downs</p>	M	<p>Cost checks will be carried out throughout the design stage to monitor estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.</p> <p>Costs are reviewed and adjusted to cover potential additional costs associated with compliance with current Government guidance. VE engineering exercise carried out to keep costs within the approved budget.</p>
Reputational	<p>The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2021.</p>	M	<p>This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being</p>

			planned for across all teams.
Environment / Climate	Environmental assessments will be considered prior to confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate	L	This level of scrutiny and by following of Aberdeen City Council's Building Performance Policy will ensure that environmental risks remain low.

7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
<p>Aberdeen City Council Policy Statement Programmes in the Policy Statement include working with our partners to ensure the city has the required infrastructure; completion of school estate review (P1) and development of estate strategy for next 5-10 years (P2); work with the Scottish Government to provide flexible and affordable childcare for working families on the lowest incomes; commit to closing the attainment gap in education while working with partners across the city;</p>	<p>The projects outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of childcare education learning targets.</p>
Aberdeen City Local Outcome Improvement Plan	
<p>Prosperous Economy Stretch Outcomes</p>	<p>The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is</p>

	interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
Prosperous People Stretch Outcomes	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child’s development and wellbeing.
Prosperous Place Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.
Regional and City Strategies Strategic Development Plan; Local Development Plan	The proposals in this report will impact on the consideration of future regional and city strategies with respect to education and learning.
UK and Scottish Legislative and Policy Programmes	The statutory duty for local authorities to provide 1140 hours by August 2020 has been revoked and the new date is August 2021.

Legislation which places a range of statutory duties on the Council, the Children and Young People (Scotland) Act 2014.	
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8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Full impact assessment not required.
Data Protection Impact Assessment	Not required

9. BACKGROUND PAPERS

- 9.1 Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14th September 2017
- 9.2 Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5th March 2019

10. APPENDICES

- Appendix 1 – Project Estimated Final Accounts
Appendix 2 – Project Milestones
Appendix 3 – Progress Photographs

11. REPORT AUTHOR CONTACT DETAILS

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Appendix 1 – Project Estimated Final Accounts

Project	Initial Allocation from the Capital Grant	Re-profiled project costs	Budget Variation **	Current Estimated Final Account
Duthie Park	£ 0.65m	£1.51m	-£ 0.13m	£1.38m
Seaton Nursery	£ 2.10m	£1.73m	-£ 0.10m	£1.63m
Tillydrone Nursery	£ 1.25m	£2.35m	-£ 0.06m	£2.29m
Northfield Cummings Park Nursery	£ 2.40m	£2.65m	-£ 0.09m	£2.56m
Quarryhill Nursery	£0.47m	£0.63m	-£ 0.09m	£0.54m
Westpark Nursery	£ 0.50m	£0.03m	£ 0.00m	£0.03m
Kingsford Nursery	£ 1.75m	£1.95m	-£ 0.19m	£1.76m
Woodside Nursery	£ 2.00m	£2.17m	£ 0.12m	£2.29m
Tullos Nursery	£ 0.65m	£0.82m	£ 0.15m	£0.67m
Culter Nursery	£ 1.40m	£1.73m	£ 0.05m	£1.78m
Cults Nursery	£ 1.82m	£1.85m	-£ 0.14m	£1.71m
Hazlehead Park	£ 0.25m	£0.53m	£ 0.05m	£0.48m
Kingswells Nursery	£ 0.05m	£0.06m	-£ 0.03m	£0.03m
Kirkhill Nursery	£ 1.75m	£0.44m	£ 0.04m	£0.40m
Broomhill Nursery	£ 1.61m	£1.85m	-£ 0.04m	£1.81m
Charleston Nursery	£ 0.12m	£0.07m	£ 0.02m	£0.09m
Gilcomstoun Nursery	£ 2.00m	£2.38m	£ 0.00m	£2.38m
Loirston Nursery	£ 0.13m	£0.10m	-£ 0.01m	£0.09m
Danestone Nursery	£ 1.67m	£0.44m	£ 0.04m	£0.40m
Dyce Nursery	£ 0.07m	£0.12m	£ 0.01m	£0.11m
Glashieburn Nursery	£ 0.07m	£0.08m	-£ 0.03m	£0.05m
Forehill Nursery	£ 0.07m	£0.09m	£ 0.00m	£0.09m
Fernilea Nursery	£ 0.07m	£0.06m	-£ 0.03m	£0.03m
Scotstown Nursery	£ 0.07m	£0.09m	-£ 0.06m	£0.03m
Kittybrewster Nursery	£ 0.07m	£0.05m	£ 0.03m	£0.08m
Greenbrae Nursery	£5k	£6.4k	£ 0.00m	£6.4k
Walker Road Nursery	£5k	£11.2k	£ 0.00m	£11.2k

Note

1. The above figures includes an allowance for contingencies
2. The above figures do not include £1.623m of revenue grant allocation for staffing and support costs
3. The Budget variation is the difference between the current estimated final account and the re-profiled project cost

Appendix 2 – Project Status and Progress

Project Status : May 2021									
			Estimated Site Start	Estimated Practical Completion	Estimated Handover	Tendering Status	Accepted	Works Completed	Comments
Phase 1	7969	Duthie Park	Spring 21	Autumn 21	Autumn 21	Complete	Yes	No	Works progressing onsite
	7974	Seaton Nursery	Winter19/20	Winter 20	Winter 20	Complete	Yes	Yes	Project Completed
	7975	Tillydrone Nursery	Spring 20	Spring 21	Spring 21	Complete	Yes	No	Buildings works completed, road junction works awaiting approval, nearing completion
	7990	Northfield Cummings Park	Spring 20	Spring 21	Spring 21	Complete	Yes	Yes	Project Completed
	7991	Quarryhill School	Winter19/20	Autumn 20	Autumn 20	Complete	Yes	Yes	Project Completed
	7992	Westpark School	Summer 21	Summer 21	Summer 21	In progress	No	No	Project scope of work agreed, work planned for Summer 2021
	7993	Kingsfords School	Spring 20	Spring 21	Spring 21	Complete	Yes	Yes	Project Completed
	7996	Woodside School	Spring 20	Summer 21	Summer 21	Complete	Yes	No	Works progressing onsite, nearing completion.
Phase 2	7997	Tullos School	Winter19/20	Autumn 20	Autumn 20	Complete	Yes	Yes	Project Completed
	8000	Culter School	Autumn 20	Summer 21	Summer 21	Complete	Yes	No	Works progressing onsite, nearing completion.
	8001	Cults School	Autumn 20	Summer 21	Summer 21	Complete	Yes	No	Works progressing onsite, nearing completion.
	8004	Hazehhead Park	Spring 21	Summer 21	Summer 21	In progress	No	No	Costs checks being carried out
	8006	Kingswells School	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8007	Kirkhill School	Spring 21	Summer 21	Summer 21	In progress	No	No	Cost checks being carried out
	8017	Broomhill School	Winter 20	Summer 21	Summer 21	Complete	Yes	No	Works progressing onsite
	8018	Charleston School	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8019	Gilcomstoun School	Autumn 20	Summer 21	Summer 21	Complete	Yes	No	Works progressing onsite, nearing completion.
Phase 3	8020	Loirston School	Summer 21	Summer 21	Summer 21	Complete	Yes	No	Letter of acceptance issued
	8022	Danestone	Spring 21	Summer 21	Summer 21	In progress	No	No	Cost checks being carried out
	8002	Dyce	Summer 21	Summer 21	Summer 21	In progress	No	No	Cost checks being carried out
	8014	Glasheburn	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8015	Forehill	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8016	Fernielea	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8023	Scotsown	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8024	Kittybrewster	Summer 21	Summer 21	Summer 21	Complete	No	No	Letter of acceptance issued
	8003	Greenbrae	Summer 20	Summer 20	Summer 20	Complete	Yes	Yes	Project Completed
	8026	Walker Road	Summer 20	Summer 20	Summer 20	Complete	Yes	Yes	Project Completed
Colour Legend									
	Design Complete								
	Legally Committed								
	VE re-design ongoing								
	Completed								

Appendix 3 – Progress Photographs

Kingsford – Completed



Northfield – Completed



Northfield – Completed



Tillydrone – Nearing Completion



Gilcomstoun – Nearing Completion



Gilcomstoun – Nearing Completion



Cults – Nearing Completion



Cults Nearing Completion



Culter – Nearing Completion



Culter – Nearing Completion



Woodside – Nearing Completion



Woodside – Nearing Completion



Broomhill – Progress Picture



Broomhill – Progress Picture



Duthie Park – Progress Picture

