

Public Document Pack



To: Councillor Boulton, Convener; Councillor Graham, Vice-Convener; and Councillors Houghton, Hutchison, Laing, MacKenzie, McLellan, Mennie and Yuill.

Town House,
ABERDEEN 24 November 2021

CAPITAL PROGRAMME COMMITTEE

The Members of the **CAPITAL PROGRAMME COMMITTEE** are requested to meet in **Council Chamber, Town House on WEDNESDAY, 1 DECEMBER 2021 at 2.00 pm**. This is a hybrid meeting and Members may also attend remotely.

Members of the press and public are not permitted to enter the Town House at this time. The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

FRASER BELL
CHIEF OFFICER - GOVERNANCE

BUSINESS

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 5 - 6)

DEPUTATIONS

- 4.1. Deputations where requested

MINUTES OF PREVIOUS MEETINGS

- 5.1. Minute of Previous Meeting of 22 September 2021 (Pages 7 - 12)

COMMITTEE BUSINESS PLANNER

- 6.1. Committee Planner (Pages 13 - 14)

NOTICES OF MOTION

- 7.1. Notice of Motion by Councillor Malik - Milltimber Primary School

That the Capital Programme Committee:

- (1) Note the content of the report on the new Milltimber school at the last meeting of this Committee and the progress being made towards completion of the school next year. This will mean the decant from the current school will leave it vacant and surplus to operational requirements, which means decisions on demolition and future use need to be made;
- (2) Instruct the Chief Officer - Corporate Landlord to prepare a strategic outline case for the demolition of the existing building and to present that to Council as part of the 2022/23 budget setting process, with a view to the school being demolished once the school decants; and
- (3) Instruct the Chief Officer - Corporate Landlord to prepare an options appraisal on potential future uses for the site, including residential family living, care village, housing for over 55's, and to present this to the City Growth and Resources Committee 21 June 2022. Noting that until this is completed there will be a suspension of marketing for the current school site.

COMMITTEE BUSINESS

Performance

- 8.1. Capital Programme Committee Annual Effectiveness Report - COM/21/275 (Pages 15 - 32)

Councils Capital Programme

- 8.2. [New Housing Programme Delivery Report - RES/21/283](#) (Pages 33 - 42)
- 8.3. [Summerhill New Build Housing Project - RES/21/284](#) (Pages 43 - 56)
- 8.4. [Wellheads New Build Housing Project - RES/21/285](#) (Pages 57 - 70)
- 8.5. [Auchmill New Build Housing Project - RES/21/291](#) (Pages 71 - 82)
- 8.6. [B999 Shielhill Junction Improvement Progress Report - RES/21/286](#) (Pages 83 - 88)
- 8.7. [ELC Programme Progress Report - RES-21-287](#) (Pages 89 - 98)

EXEMPT / CONFIDENTIAL BUSINESS

- 9.1. [None at this time](#)

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

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

Website Address: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Karen Finch, tel 01224 522723 or email kfinch@aberdeencity.gov.uk

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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 xxx, 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, 22 September 2021. Minute of Meeting of the CAPITAL PROGRAMME COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Graham, Vice-Convener; and Councillors Cameron (as substitute for Councillor Mennie), Houghton, Hutchison, Laing, MacKenzie, McLellan 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 (Countesswells Primary School – paragraph 3.6); and 9.2 (Torry Heat Network – section 4) with the press and public excluded from the meeting.

The Committee resolved:-

in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of the above items so as to avoid disclosure of information of the classes described in the following paragraphs of Schedule 7(A) to the Act:- article 14 (paragraph 6) and article 15 (paragraph 8).

DECLARATIONS OF INTEREST

2. Members were requested to intimate any declarations of interest in respect of the items on today's agenda, thereafter the following was intimated:-

(1) Councillor Yuill declared an interest in item 8.4 (Replacement Milltimber School) due to a family member being involved with a contract for the school. He considered that the nature of his interest did not require him to leave the meeting, therefore he remained in the meeting at that item.

MINUTE OF PREVIOUS MEETING OF 25 MAY 2021

3. The Committee had before it the minute of its previous meeting of 25 May 2021.

The Committee resolved:-

to 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.

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The Committee resolved:-

to note the content of the business planner.

PROVOST SKENE'S HOUSE UPDATE - RES/21/203

5. With reference to article 6 of the minute of its meeting of 24 March 2021, 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 notes the progress achieved in the delivery of Provost Skene's House refurbishment and that the internal fit-out works are now nearing completion.

At this juncture, Councillor Hutchison declared an interest in the remainder of the item by virtue of a recent referral to the Standards Commission. He decided that the nature of his interest required him to leave the meeting. Councillor Radley substituted for Councillor Hutchison for the remainder of the item.

The Committee resolved:-

- (i) to note that:
 - (a) all work carried out externally/internally had been done in accordance with the Listed Building Consent;
 - (b) the lime mortar mix was carefully specified to match the original mortars used in the building, even down to hot mixing on site in the traditional manner. Moreover, the work was carried out by experienced masons; and
 - (c) a local North East specialist contractor was appointed with experience in working on historical buildings using traditional skills by highly competent stonemasons and operatives to carry out this work;
- (ii) to instruct the Director of Resources to put the Provost Skene's House Redevelopment forward for appropriate national awards; and
- (iii) to otherwise approve the recommendation contained in the report.

UNION TERRACE GARDENS UPDATE - RES/21/204

6. With reference to article 5 of the minute of its meeting of 24 March 2021, the Committee had before it a report by the Director of Resources which provided an update on the progress of the delivery of Union Terrace Gardens project which had an anticipated completion date of Winter 2021.

At this juncture, Councillor Yuill declared an interest by virtue of his involvement with the reporting of the missing granite from the site. He decided that the nature of his interest required him to leave the meeting to allow the Director of Resources to respond to a question. Councillor Radley substituted for Councillor Yuill during this part of the item.

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Following the response to the question, Councillor Yuill returned for the remainder of the item.

The report recommended:-

That the Committee notes the progress achieved to deliver the Union Terrace Gardens redevelopment.

The Committee resolved:-

- (i) to note that a Service Update in relation to the allocation of the monies transferred from Union Terrace Gardens Project to the Queen Street Project would be circulated at a future date; and
- (ii) to otherwise approve the recommendation contained in the report.

TORRY COMMUNITY HUB AND PRIMARY SCHOOL - RES/21/206

7. With reference to article 10 of the minute of its meeting of 24 March 2021, 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 also 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 by summer 2023.

The Committee resolved:-

to approve the recommendations contained in the report.

REPLACEMENT MILLTIMBER PRIMARY SCHOOL - RES/21/190

8. With reference to article 8 of the minute of its meeting of 24 March 2021, the Committee had before it a report by the Director of Resources which provided an update on the progress of the replacement Milltimber 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

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also 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 Primary School in spring 2022.

The Committee resolved:-

- (i) to note that the Chief Officer – Capital would circulate a response by email relating to whether there were additional developer contributions available for the project;
- (ii) to note that the interim Chief Officer – Strategic Place Planning would circulate a response by email relating to the whether the developer contributions that were agreed were based on the construction costs at the time of application; and
- (iii) to otherwise approve the recommendations contained in the report.

REPLACEMENT RIVERBANK PRIMARY SCHOOL - RES/21/191

9. With reference to article 9 of the minute of its meeting of 24 March 2021, 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 -

- (i) 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 also contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works; and
- (ii) 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.

ELC PROGRAMME PROGRESS REPORT - RES/21/209

10. With reference to article 8 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 would help to meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Councils commitment to expand funded early learning and childcare from 600 hours to 1,140 hours. The timeline for delivery was originally in 2020, however due to the COVID-19 pandemic, the timeline had been extended to August 2021.

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The report recommended:-

That the Committee -

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

The Committee resolved:-

- (i) to congratulate all staff involved with the project; and
- (ii) to otherwise approve the recommendations contained in the report.

NESS ENERGY PROJECT - RES/21/210

11. With reference to article 7 of the minute of its meeting of 24 March 2021, 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.

COUNTESSWELLS PRIMARY SCHOOL - RES/21/205

12. With reference to article 14 of the minute of its meeting of 24 March 2021, 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.

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 will also contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works;
- (b) note the current on-going work leading to the anticipated completion of the construction of the Countesswells Primary School by summer 2023; and
- (c) note that the Council has provided a temporary school to meet the current need of this community.

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The Committee resolved:-

to approve the recommendations contained in the report.

TORRY HEAT NETWORK - RES/21/207

13. The Committee had before it a report by the Director of Resources which provided an update on the progress of the Torry Heat Network.

The report recommended:-

That the Committee note the current on-going work leading to the anticipated completion of the construction of the approved phase of the Torry Heat Network by late 2023.

The Committee resolved:-

to approve the recommendation contained in the report.

COUNTESSWELLS PRIMARY SCHOOL - RES/21/205

14. The Committee had before it exempt information in relation to the Countesswells Primary School report (article 12 of this minute refers).

The Committee resolved:-

to note the exempt information.

TORRY HEAT NETWORK - RES/21/207

15. The Committee had before it exempt information in relation to the Torry Heat Network report (article 13 of this minute refers).

The Committee resolved:-

to note the exempt information.

- **COUNCILLOR MARIE BOULTON, Convener**

	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	1 December 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	Aberdeen Art Gallery	<p>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.</p> <p>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</p>		John Wilson	Capital	Resources	1.2	D	The Aberdeen Art Gallery Post Project Evaluation Report is delayed until the on-going contractual and legal process to reach a contract/financial settlement with the appointed Principal Contractor for the main works has been resolved.
9	B999 Shielhill Junction	to provide an update on the project	a report is on the agenda	Alan McKay	Capital	Resources	1.1		
10	Auchmill New Build Housing Project	To provide an update to Committee in relation to the Auchmill Housing Development	a report is on the agenda	John Wilson	Capital	Resources	1.1		
11	Annual Committee Effectiveness Report 2020/21	To present the Annual Effectiveness report for the Committee.	a report is on the agenda	Karen Finch	Governance	Commissioning	GD8.5		

	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									
12	09 February 2022								
13	Energy From Waste	To report on the progress of the delivery of the Energy from Waste Project.		John Wilson	Capital	Resources	1.1		
14	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		
15	Tillydrone (Riverbank Replacement) Primary School	to provide an update on the progress on the delivery of the school		Neil Esslemont	Capital	Resources	1.1		
16	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		
17	Milltimber Primary School	to provide an update on the progress on the delivery of the school		Neil Esslemont	Capital	Resources	1.1		
18	Countesswells Primary School	to provide an update on the progress on the delivery of the school		Bill Watson	Capital	Resources	1.1		
19	ELC Expansion Update Report	to provide an update on the progress of all of the ELC projects		Colin Kemp	Capital	Resources	1.1		
20	Union Terrace Gardens	to provide an update on progress on the delivery of the project.		John Wilson	Capital	Resources	1.1		
21	Provost Skene's House'	to provide an update on progress on the delivery of the project.		Colin Doig	Capital	Resources	1.1		
22	Torry Heat Network	To report on the progress of the delivery of the Torry Heat Network Project.		Bill Watson	Capital	Resources	1.1		
23	16 June 2022								
24	New Housing Programme Delivery	To provide an update to Committee in relation to th Housing Development Programme		John Wilson	Capital	Resources	1.1		
25	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		
26	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		
27	ELC Expansion Update Report	to provide an update on the progress of all of the ELC projects		Colin Kemp	Capital	Resources	1.1		
28	B999 Shielhill Junction	to provide an update on the project		Alan McKay	Capital	Resources	1.1		
29	Auchmill New Build Housing Project	To provide an update to Committee in relation to the Auchmill Housing Development		John Wilson	Capital	Resources	1.1		

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	1 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Committee Annual Effectiveness Report
REPORT NUMBER	COM/21/275
DIRECTOR	Gale Beattie, Director of Commissioning
CHIEF OFFICER	Fraser Bell, Chief Officer - Governance
REPORT AUTHOR	Karen Finch
TERMS OF REFERENCE	GD 8.5

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the annual report of the Capital Programme Committee to enable Members to provide comment on the data contained within.

2. RECOMMENDATION

That Committee:-

- 2.1 provide comments and observations on the data contained within the annual report; and
- 2.2 note the annual report of the Capital Programme Committee.

3. BACKGROUND

Annual Reports on Committee Terms of Reference

- 3.1 The annual committee effectiveness reports were introduced in 2018/19 following a recommendation from the Chartered Institute of Public Finance and Accountancy (CIPFA) as part of the Council's work towards securing that organisation's accreditation in governance excellence. The Terms of Reference set out that each Committee will review its own effectiveness against its Terms of Reference through the mechanism of the annual report.
- 3.2 The annual effectiveness reports were mentioned by CIPFA in their report which awarded the Mark of Excellence in Governance accreditation to Aberdeen City Council. CIPFA highlighted the implementation of the annual

effectiveness reports as a matter of good practice in governance and were encouraged that, during consideration of the reports at Committee and Council, Members had made suggestions for improvements to the reports in future years.

- 3.3 As well as the CIPFA Accreditation, Committee Services also won SOLAR Administration Team of the Year in March 2020 in recognition of the introduction of the annual committee effectiveness reports and the process which allows Committees to examine how they can improve the way they do business, while providing assurance that they are undertaking their role effectively.
- 3.4 Data from the annual effectiveness reports has been used to inform the review of the Scheme of Governance, ensuring that Committee Terms of Reference were correctly aligned, and identifying any areas of the Terms of Reference which had not been used throughout the year in order that they could be reviewed and revised if necessary. The information from the effectiveness reports will also be used to feed into the Annual Governance Statement.
- 3.5 The reports provide a mechanism for each committee to annually review its effectiveness, including data on attendance, any late reports, referrals to Council and the number of times officer recommendations were amended, and to ensure that it is following its Terms of Reference.
- 3.6 Similarly, recording the sections or stretch outcomes of the Local Outcome Improvement Plan (LOIP) which apply to each report allows Members to be aware of the direct impact of any proposals before them on the LOIP, and gives a general overview at the end of each year of the number of reports which have had an impact on the LOIP stretch outcomes. Officers also actively review the data gathered to ensure that it aligns to the Council's operating model and decisions taken by the Council throughout the year.
- 3.7 Any comments from Members on areas of data that should be considered would be welcomed to ensure that Members are presented with meaningful data.
- 3.8 The annual report for 2020/2021 is therefore appended for the Committee's consideration. It should be noted that the annual reporting period for 2020/21 is longer than previous years due to the Covid-19 pandemic which resulted in a number of committee meetings being cancelled in the first half of 2020/21. Following consideration by the Committee, the report will be submitted to Full Council in December for noting.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications from the recommendations of this report.

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	N/A		
Compliance	Failure to submit this report would mean that the Council would not be complying with its instruction that all committees and Full Council receive such a report each year.	L	Council is given the opportunity to consider the reports and provide feedback on any amendments Members would wish to see in the content so that this can be taken on board for next year's Scheme of Governance review.
Operational	N/A		
Financial	N/A		
Reputational	N/A		
Environment / Climate	N/A		

7. OUTCOMES

There are no links to the Council Delivery Plan, however the committee effectiveness annual reports link to the Scheme of Governance, by ensuring that each committee is fulfilling its Terms of Reference.

8. IMPACT ASSESSMENTS

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

9. BACKGROUND PAPERS

None.

10. APPENDICES

- 10.1 Capital Programme Committee Annual Effectiveness Report 1 May 2020 to 31 October 2021.

11. REPORT AUTHOR CONTACT DETAILS

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Capital Programme Committee Annual Effectiveness Report

1 May 2020 to 31 October
2021



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1. INTRODUCTION

1.1 This has been a very difficult year with having to manage a full year's impact of the Covid19 pandemic. However, I am very proud of the capital programmes and projects that we have still been able to deliver to the city and the citizens of Aberdeen in this challenging environment.

- The Early Learning and Childcare Programme, with 25 projects completed so far in 2021.
- Provost Skene's House complete and open to the public
- The target of 2,000 new housing units under construction/delivery nearing achievement, and
- Union Terrace Gardens and The Ness Project progressing well for completion next year.

These are only a small selection of the key headline programmes/projects within a Capital Plan valued at circa £182m for 2021/22.

1.2 To do this we have had to adapt how we work, with greater emphasis on 'working from home' and continuing to adopt hybrid Committee Meetings when necessary. Throughout this difficult period we have adopted a collaborative approach with our appointed contractors.

1.3 In the last year, 42 reports were presented with an almost equitable proportion of Place, People and Economy stretch outcomes thereby displaying good alignment with the principles of the Local Outcome Improvement Plan (LOIP).

1.4 Throughout the year, the Committee has worked collectively to approve and monitor the capital projects within the Aberdeen City Council Capital Programme. Looking forward to financial year 2022/2023 it is the intention to continue with this level of commitment to ensure transparency of the various stages of project delivery throughout the committee year.



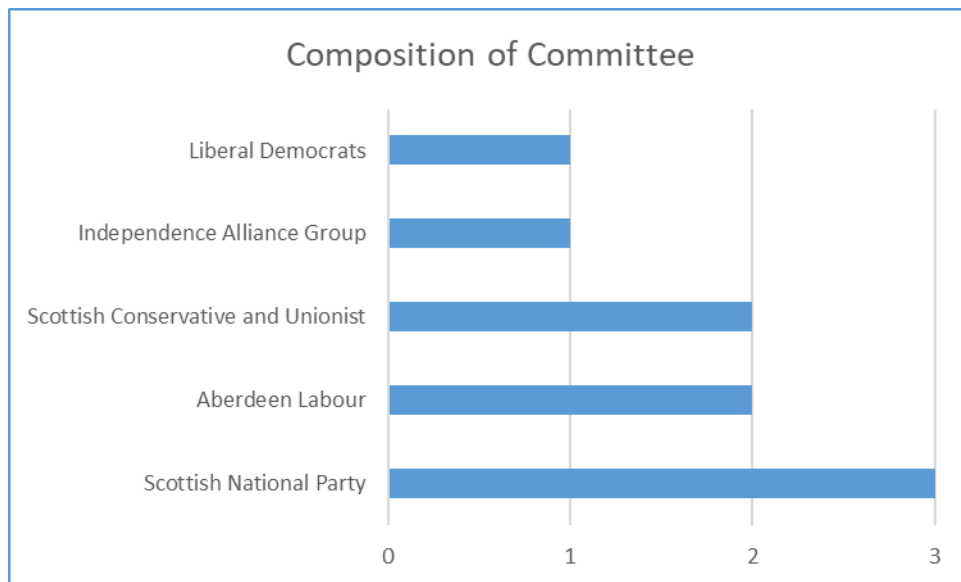
Councillor Marie Boulton
Convener, Capital Programme Committee

2. THE ROLE OF THE COMMITTEE

- 2.1 The role of the Committee is to monitor the development and delivery of the council’s capital programme as well as monitoring the development of the Local Development Plan.
- 2.2 The Terms of Reference for the Capital Programme Committee are appended to this report.

3. MEMBERSHIP OF THE COMMITTEE DURING 2020/2021

- 3.1 The Capital Programme Committee has 9 Elected Members.



4. MEMBERSHIP CHANGES

- 4.1 Following the successful appointments as Members of the Scottish Parliament in May 2021, Councillor Lumsden and Councillor Audrey Nicoll stepped down from the Committee. Councillor Houghton replaced Councillor Lumsden and Councillor Hutchison replaced Councillor Audrey Nicoll.
- 4.2 From the September 2021 meeting Councillor Mennie replaced Councillor McRae.

5. MEMBER ATTENDANCE

Member	Total Anticipated Attendances	Total Attendances	Substitutions	Nominated Substitute
Marie Boulton	6	6		
Gordon Graham	6	6		
Ryan Houghton	2	2		
Michael Hutchison	1	1		
Jenny Laing	6	6		
Douglas Lumsden	4	3	1	Ryan Houghton
Alexander McLellan	6	5	1	David Cameron
Avril MacKenzie	6	6		
Jessica Mennie	1	1		
Audrey Nicoll	4	4		
Ian Yuill	6	5	1	Martin Greig

6. MEETING CONTENT

- 6.1** During the 2020/2021 reporting period (1 May 2020 to 31 October 2021), the Committee had six meetings and considered a total of 42 reports. The May 2020 meeting of the Committee was cancelled as a result of the COVID-19 pandemic and the decision of Council to cancel all committee meetings until August 2020 with business critical reports being considered by the Urgent Business Committee.

6.2 Terms of Reference

Of the 42 reports received the following table details how the reports aligned to the Terms of Reference for the Committee.

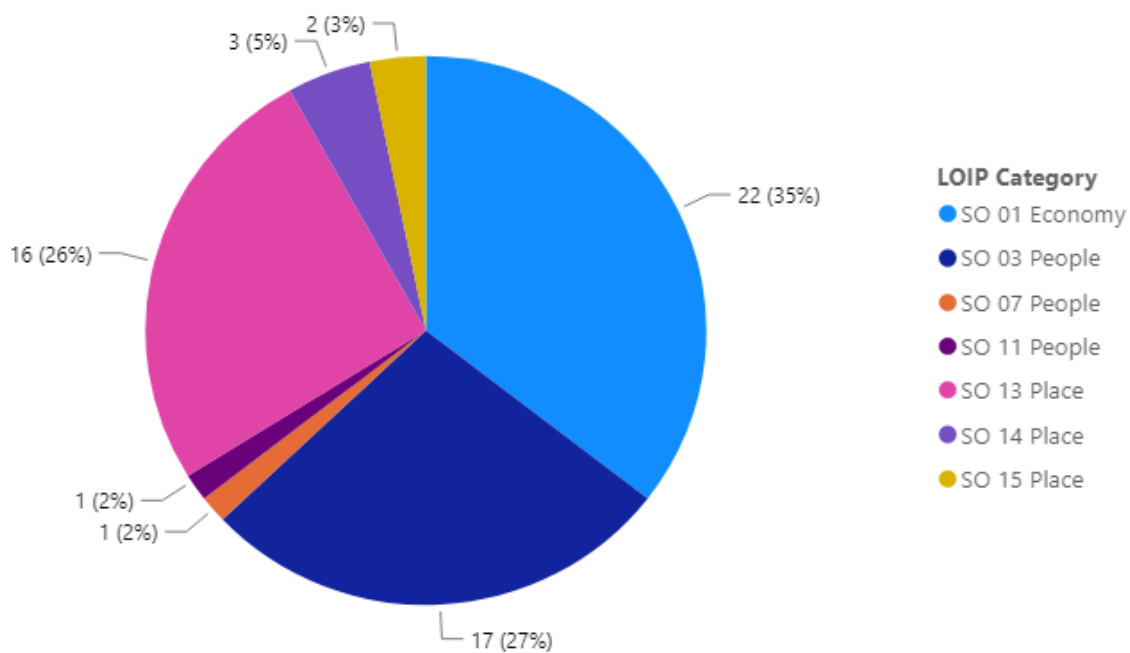
Terms of Reference	Number of Reports
Remit of Committee 1.1	40
General Delegations To Committees 7.4	1
General Delegations To Committees 7.5	1

- 6.3** The majority of the reports considered related to Remit 1.1 – scrutinise the progress and delivery of capital projects against the approved business cases.
- 6.4** There has been no reports under remit 1.2 as nothing was completed within the period requiring a post project evaluation and there was not a full year of data to complete a post occupancy evaluation report.
- 6.5** There were also no reports under remit 1.3 as members did not request any reports on specific projects during the reporting period.
- 6.6** There were also no reports in relation to remit 2, as the Local Development Plan

6.7 Local Outcome Improvement Plan

The following table details of the 42 reports how many had a link to the stretch outcomes of the Local Outcome Improvement Plan. The stretch outcomes in place at the time of the reporting period are included at Appendix 2 for reference.

Reports with links to the LOIP



6.8 Reports and Committee Decisions

The following table details the outcome of the Committee’s consideration of the 42 reports presented to it throughout the year.

Reports	Total
Number which were Exempt/Confidential	Two, with a further two reports having some exempt information
Number of reports where the Committee has amended officer recommendations	None – all officer recommendations were approved.
Number of reports approved unanimously	All reports were approved unanimously.

Reports	Total
Number of reports requested by members during the consideration of another report to provide additional assurance and not in business planner	None
Number of Service Updates requested	One relating to the South College Street Development
Number of decisions delayed for further information	None
Number of times the Convener has had to remind Members about acceptable behaviour and the ethical values of Public Life	None
Number of late reports received by the Committee (i.e. reports not available for inspection by members of the public at least three clear days before a meeting)	None
Number of referrals to Council, or other Committees in terms of Standing Order 33.1	None

6.9 Notices of Motion, Suspension of Standing Orders, Interface with the Public

Number of notices of motion	1
Number of times Standing Orders were suspended and the specific Standing Orders suspended	None
Standing order number (ref)	N/A
Number of deputations or other indicators of interface with the public, i.e. engagement and social media.	There were no requests for deputation during the reporting period.

7. TRAINING REQUIREMENTS

- 7.1 Committee members did not require specific training because there has no significant legislative changes which would warrant further specific training for this committee in recognition of its role and remit.
- 7.2 It is the intention that if a change in circumstances should dictate that further training would be beneficial a report will be prepared by the Chief Officer – Capital, outlining the reasoning with recommendations.
- 7.3 Committee Members will then be able to decide if further training should be arranged.

8. CODE OF CONDUCT – DECLARATIONS OF INTEREST

- 8.1 Four declarations of interest were made by Councillor's during the reporting period. Information in respect of declarations of interest is measured to evidence awareness of the requirements to adhere to the Councillor's Code of Conduct and the responsibility to ensure fair decision-making.

9. CIVIC ENGAGEMENT

- 9.1 During the course of the year, there has been civic engagement in the form of meetings held with community councils/community groups and specific key stakeholders. Due to the Covid -19 pandemic restrictions these meetings have been virtual, but they have also been supplemented with project walkovers where possible with small groups or individuals.
- 9.2 These meetings are invariably project driven and are used to consult, gather and share information. The meetings also inform the local communities of key stages in the planned delivery of individual projects, which may impact on a project's local environment.
- 9.3 Looking forward to financial year 2021/2022 it is the intention to continue with this level of commitment to ensure transparency of the various stages of project delivery throughout the committee year, but hopefully with a greater number being held in face to face sessions if desired
- 9.4 From a capital project perspective, key civic engagements will continue to be reported throughout the committee cycle to keep Members informed.

10. OFFICER SUPPORT TO THE COMMITTEE

Officer	Anticipated Attendance	Attendances
Director of Resources	6	6
Chief Officer – Capital	6	6
Chief Officer – Corporate Landlord	6	4
Finance	6	6
Legal	6	6

- 10.1 The Chief Officer – Capital maintains a close collaboration with other Chief Officers to maintain an awareness of any key issues arising through other committees of the Council which could have an impact on the delivery of the Capital Programme.

11. EXECUTIVE LEAD'S COMMENTS

- 11.1 The committee would appear to be working effectively noting that:
- Throughout the year there has been a similar level of the number of reports submitted to the committee, compared to the previous year;

- No decisions required to be delayed; There were two exempt reports presented to the Committee, with a further two reports where there were elements of specific which had to be exempt. This was due to the commercial nature of the referenced capital projects, where the disclosure of some commercial information could impact on the Council's duty to secure best value; With regard to the terms of reference, the only engaged Term of Reference was 1.1 Terms of Reference 1.2 and 1.3 were not used; and
 - All business was approved/noted unanimously.
- 11.2** Looking forward to the next financial year (2021/2022) it is intended to continue with the current reporting protocol. This entails submitting regular key project reports on a regular basis, throughout a project's full project life cycle process. This will ensure greater transparency across the remit of the Committee. It also increased understanding of any interdependencies across the wider capital project portfolio.
- 11.3** At a high level this will mean a greater number of projects being reported as they move towards a construction phase of delivery, with particular reference to new primary schools and new housing developments.
- 11.4** In addition, project reports presented to the Capital Programme Committee have provided greater clarity and transparency to the challenges faced in meeting key milestones with earlier warning of any financial pressures on any given project. This is especially significant leading on from the impact of the Covid-19 pandemic across the delivery of the full Capital Programme with the added impact it has had on the availability of materials and labour.
- 11.5** There have been limited opportunities since the last report, within the locality of specific projects, to allow the development and stimulate the interest of local school children. However looking forward, hopefully with relaxations of the Covid-19 pandemic restrictions that new possibilities will arise and similar steps can be being taken with local community groups in the form of developing career and skills opportunities. Some of this can be evidenced already with job opportunities which have arisen on the Energy from Waste facility currently under construction at East Tullos.
- 11.6** Again looking forward with the hope of an expected relaxation of the Covid-19 pandemic restrictions, the committee will be able to review project post-evaluation reports and consider whether desired outcomes have been achieved but also to inform lessons learned for any similar future projects.

12. NEXT YEAR'S FOCUS

- 12.1** From a governance perspective the Capital Programme Committee will focus on monitoring the progress and delivery of key projects which are aligned to the Local Outcome Improvement Plan (LOIP) and the Local Development Plan (LDP) and any new strategies/plans.
- 12.2** Throughout next year the Council faces difficult budget decisions and it will be critical to the successful delivery of desired outcomes that project delivery is scrutinised and challenged. The progress of projects through their project life cycle will be reported on a

regular basis to ensure milestones are being achieved as expected, and project expenditure is within approved budgets.

- 12.3** New projects will come to the fore with special significance related to the delivery of new primary schools and new developments for council housing which are both Council led and Developer led.
- 12.4** In recognition of the above a regular review will be carried out across the Capital Programme to ensure project development and project delivery is aligned to both policy and political priorities.

**Capital Programme Committee Terms of Reference
Approved by Council in March 2021**

PURPOSE OF COMMITTEE

To monitor the development and delivery of the council's capital programme as well as monitoring the development of the Local development plan.

REMIT OF COMMITTEE

- 1.** The Committee in relation to the capital programme will:-
 - 1.1** scrutinise the progress and delivery of capital projects against the approved business cases;
 - 1.2** review progress in the delivery of the benefits of the Capital Programme, including through the receipt and scrutiny of Post Project Evaluations (PPEs) and Post Occupancy Evaluations (POEs); and
 - 1.3** request a report to allow for the detailed consideration of any project which is of particular concern or interest.
- 2.** The Committee will oversee and approve the preparation of the Local Development Plan, subject to final approval thereon being given by Council.

Appendix 2**LOIP stretch outcomes**Economy

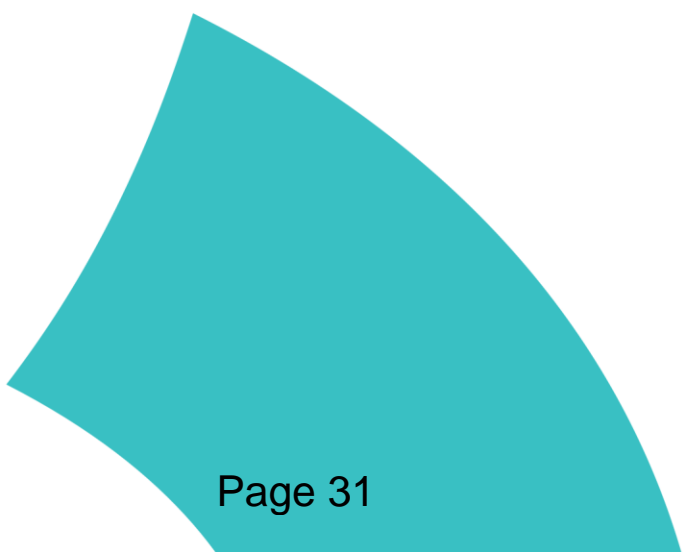
1. 10% increase in employment across priority and volume growth sectors by 2026.
2. 90% of working people in Living Wage employment by 2026.

People

3. 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026.
4. 90% of children and young people will report that they feel mentally well by 2026.
5. 95% of care experienced children and young people will have the same levels of attainment in education, emotional wellbeing, and positive destinations as their peers by 2026.
6. 95% of children living in our priority localities will sustain a positive destination upon leaving school by 2026.
7. Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.
8. 25% fewer young people (under 18) charged with an offence by 2026.
9. 25% fewer people receiving a first ever Court conviction each year by 2026.
10. 2% fewer people reconvicted within one year of receiving a community or custodial sentence by 2026.
11. Healthy life expectancy (time lived in good health) is five years longer by 2026.
12. Rate of harmful levels of alcohol consumption reduced by 4% and drug related deaths lower than Scotland by 2026.

Place

13. No one in Aberdeen will go without food due to poverty by 2026.
14. Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate.
15. 38% of people walking and 5% of people cycling as main mode of travel by 2026



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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	1 December 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 Developer led sites.
- 1.4 Outline progress for the procurement tender process for Greenferns and Greenferns Landward.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 note the progress to deliver the programme of social housing sites across the city. Refer to Appendix 1.
- 2.2 note that individual project progress reports would be submitted at the appropriate times to the Capital Programme Committee for the Council Led sites at Craighill, Kincorth and Tillydrone.

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 150 units at Wellheads - Phase 1 handover in March 2021 and Phase 2 handover in November 2021.
- Purchased 168 units through the buy-back scheme. A further 57 units are currently approved with a further 137 units currently under consideration.
- Has entered 6 construction contracts; comprising Building Contracts, Development Agreements and Pre-Construction Services Agreements for (Summerhill, Wellheads, Kincorth, Craighill, Kaimhill (awaiting planning approval) and Tillydrone) to deliver 1068 units.
- Progressed 2 Developer Led Schemes (Auchmill and Cloverhill) by 2 developers which were recommended following the Invitation to Participate in Negotiation (ITPN) process, totalling an additional 628 Units.
- Commenced the technical appraisal for a site located within the Grandhome Masterplan.
- Developed Kincorth, Craighill, Tillydrone and Kaimhill designs to RIBA Stage 4 and entered into Pre-Construction Services Agreements with preferred contractors.
- Achieved Planning permission for developments at Craighill, Kincorth and Tillydrone.
- Commenced site starts at Kincorth, Craighill, and Tillydrone with site set up and enabling works being undertaken.
- Undertaken a procurement exercise to appoint consultants for Greenferns and Greenferns Landward Masterplan areas which could accommodate further development.
- Undertaken an Options Appraisal Paper for a potential development located at 206 Union Street (28 units).

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 within 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. Coordination meetings are ongoing between the design teams for each site to ensure consistency. Input from the main contractors is also being provided on a regular basis to contribute to the design development.

Current Status Council Led Sites

- 3.6 The Outline Business Cases (OBC's) have been completed for the Council led projects at Kincorth, Craighill, Kaimhill and Tillydrone. Full Business Cases (FBC's) are now being developed for these sites.
- 3.7 RIBA Stage 4 (Design Development inclusive of Planning Application submission) is complete for the Craighill, Kincorth, and Tillydrone sites.
- 3.8 Planning application has been submitted for the Kaimhill site and awaits approval following presentation to the Planning Committee on 9 December 2021. The Kaimhill site is allocated for social housing in the 2022 draft Local Development Plan and therefore justification is being provided along with the Planning application to support the development being progressed in advance of the proposed LDP being approved and actioned.
- 3.9 A decision-making exercise was carried out to gauge the listed contractors appetite, capacity, and capability for the various works. The outcome of this exercise led to two options; either a Scotland Excel Housebuilder Framework tender mini-competition or selected direct awards based on understanding of capability and preference. In consultation with procurement colleagues the preferred option taken forward was 'direct award'.
- 3.10 The outcome of this procurement exercise resulted in the appointment of 3 main contractors across the 4 direct sites. The main contractors appointed are as follows:
Craighill – Robertson Construction East Ltd. (Urban Union)
Kaimhill – Bancon Construction (subject to planning approval)
Kincorth – Robertson Construction East Ltd. (Urban Union)
Tillydrone – Chap Construction
- 3.11 Designs are progressing with input from each contractor throughout Stage 4 and site starts commenced on the following dates:
Craighill – site set up commenced on 20 September 2021.
Kincorth – partial site set up commenced on 27 September and cabins arrived on site on 7 October 2021.
Tillydrone - site set up commenced on 27 September 2021.
- 3.12 With regard to the Grandhome site which was submitted as part of the Invitation to Participate in Negotiation (ITPN) process, the council is in discussion with a contractor/ developer who has an option on the Grandhome site. Discussions are to commence to review the Stage 3 Design information and assess against the ACCHP High-Level Requirements.

Next Steps for Council Led Sites

- 3.13 Formal planning approval was received in September and October for all of the sites, except Kaimhill. The Kaimhill site planning submission will be submitted for consideration at the December 2021 Planning Committee.
- 3.14 A procurement exercise for Greenferns was undertaken in Q3 2021 to establish a design team to progress the development through RIBA Stages 2-4. A recommendation paper has been prepared for consideration to ensure value for money is achieved and the most effective delivery strategy is selected for the two developments.

Next steps for Developer Led Sites

- 3.15 The Wellheads development is progressing well; 67 units are now occupied. The remaining 83 units are under offer following handover in November 2021. The next 77 units are due to be handed over in early 2022 and the final phase with 56 units is due to be handed over in Spring 2022. Leading up to the next sectional handover a lesson-learned exercise is being undertaken to see what improvements can be made for the next phases. This will involve representative from the contractor, council's advisors, capital team, building repairs, housing management and hopefully tenants.
- 3.16 The OBC has been drafted for the Developer led site at Cloverhill, the Stage 4 design report is due to be issued at the end of October 2021.
- 3.17 The Grandhome site formed part of the initial procurement exercise. A Stage 3 report is due from the developer and will be reviewed the ACCHP Technical consultants for compliance with the ACCHP High-Level Requirements.
- 3.18 The next steps programmed 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	Completed
Cloverhill Pre Award Services Agreement (PASA) Period	Q1 2022	Ongoing
Preferred Bidder Status - Grandhome	Q4 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 Following the amendments to the Building (Scotland) Regulations in March 2021, resulting in a change to the regulations, it was determined by the ACCHP Board that fire suppression systems and L1 fire alarm systems should be included in all direct sites included in the Housing Programme. 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 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 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	
<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 across a wide range of potential housing sites which when delivered will support several 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 providing choice and opportunities which would otherwise not be available.</p>
<p>Prosperous Place Stretch Outcomes</p>	<p>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.</p>
<p>Regional and City Strategies Strategic Development Plan; Local Development Plan</p>	<p>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.</p>
<p>UK and Scottish Legislative and Policy Programmes</p>	<p>The report sets out the progress achieved to deliver the new Council housing across the city, all in accordance with the required legislation.</p>

Legislation which places a range of statutory duties on the Council, Planning (Scotland) Bill	
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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

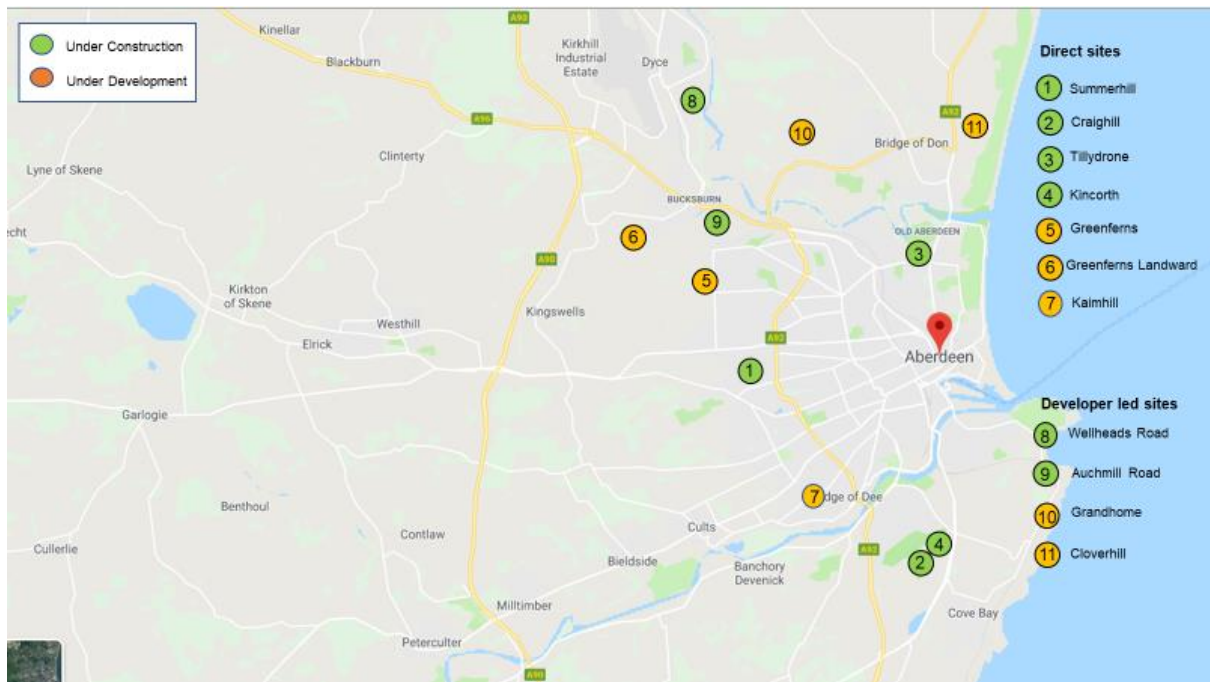
- 9.1 Council 6 March 2018: Draft Housing Revenue Account Budget and Housing Capital Budget 2018/19 to 2022/23: report no CG/18/030.
- 9.2 Capital Programme 23 May 2018: Shaping Aberdeen Housing LLP – Referral from City Growth and Resources: report no RES/18/006.
- 9.3 Council 5 March 2019: Housing Revenue 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. REPORT AUTHOR CONTACT DETAILS

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11. APPENDICES

Appendix 1: ACCHP Location Map of Housing Sites



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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	1 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Summerhill New Build Housing Progress Report
REPORT NUMBER	RES/21/284
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 time which is under review. 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** – Roof works complete subject to snagging. First Fix M&E works complete. Fire Stopping and ceilings in progress. Corium cladding wall progressed. Facing brick nearing completion over balconies and subject to snagging. Window installation complete. Juliet balcony installation commenced.
- **Block 2** – Roof works complete subject to snagging. First Fix M&E works complete. Fire Stopping and ceilings in progress. Corium cladding wall

progressed. Facing brick nearing completion over balconies and subject to snagging. Window installation complete. Juliet balcony installation commenced.

- **Block 5** – M&E first fix nearing completion in majority of plots subject to snagging. Plasterboard and ceilings nearing completion. Kitchen installations and tiling commenced. Decoration works commenced. Second fix M&E commenced. Bathroom installations commenced. Steel work to balconies and walkways nearing completion. Facing brick at balconies in progress.

Phase 2

- **Block 3** – Timber kit erection complete; masonry nearing completion. Facing brick complete subject to snagging. Roof installation commenced. M&E first fix commenced.
- **Block 4** – Timber kit erection complete; masonry nearing completion. Facing brick substantially advanced. Roof installation commenced. M&E first fix commenced.
- **Block 6** – Timber kit erection and window installation progressed to third floor.

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 (commenced)	Ongoing
Phase 2 [Blocks 3, 4 and 6]	Spring 2020 (commenced)	Ongoing
Phase 3 [Blocks 7 and 8]	Spring 2022	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	Spring 2022	128 units
Phase 2	Winter 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. The works are impacted by ongoing supply chain issues due to Covid-19 pandemics impacts along with delays from supply of labour, materials and deliveries, resulting in significantly extended lead time for materials.
- 3.7 Meetings continue 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 it is now noted that the original programme dates cannot be achieved. An extension of time has been granted for Section 1; further extension of time claims are being reviewed and assessed; negotiation of costs is ongoing.
- 3.8 While ongoing Covid-19 work practice requirements and supply chain issues are impacting progress on site, the contractor and design team are seeking mitigation where possible.

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	£21.3m

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 Supply chain / material availability and extended lead in times.
- 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 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 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 Summerhill 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 providing choice and opportunities which would otherwise not be available.</p>
<p>Prosperous Place Stretch Outcomes</p>	<p>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.</p>
<p>Regional and City Strategies Strategic Development Plan; Local Development Plan</p>	<p>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.</p>

<p>UK and Scottish Legislative and Policy Programmes Legislation which places a range of statutory duties on the Council, Planning (Scotland) Bill</p>	<p>The report sets out the progress achieved to deliver the new Council housing across the city, all in accordance with the required legislation.</p>
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8. IMPACT ASSESSMENTS

Assessment	Outcome
<p>Impact Assessment</p>	<p>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.</p>
<p>Data Protection Impact Assessment</p>	<p>Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.</p>

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.
- 9.6 Capital Programme 26 May 2021: Summerhill New Build Housing Progress Report no RES/21/125

10. APPENDICES

- Appendix 1 Location Map
- Appendix 2 Site Layout
- Appendix 3 Site progress photographs

11. REPORT AUTHOR CONTACT DETAILS

Name	John Wilson
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Appendix 1 – Location Map



Appendix 2 Site Layout



Appendix 3 Site progress photographs: 28 September 2021



Block 5 – Completed Facing Brick; Installation of walkways (28.09.2021)



Block 5 – Kitchen fittings installation (28.09.2021)



Block 5 – Window, facing brick, and Juliette balcony installation (28.09. 2021)



Block 5 – Balcony steelwork progressing (28.09. 2021)



Block 1 – Viero Roofing complete; Corium cladding in progress (28.09.2021)



Foreground – Block 2; Background right – Block 6 (28.09.2021)

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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	1 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Wellheads Road New Build Housing Progress Report
REPORT NUMBER	RES/21/285
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 was issued 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 within the Development Agreement.
- 3.7 Phase 2 (Block 3) comprising 83 units was handed over to ACC on the 1st November 2022.
- 3.8 Construction Progress to Date:
- **Block 1-** Foundations constructed, superstructure progressed, civil works progressing prior to winter period.
 - **Block 2-** The brickwork is complete, windows installed, fire stopping and roof complete. Fit-out works are commencing.
 - **Block 3-** Section Completion was achieved on the 1 November 2021. The construction work is complete and has been de-snagged by the Contractor.
 - **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.
- 3.9 Quality Assurance audits are continuing throughout the duration of the Contract to ensure consistency in quality across the overall Housing Programme. Final inspections of Block 3 were undertaken with observations recorded and issued to the Developer.
- 3.10 A revised construction programme was issued by the Developer on 9 September 2021 following the handover of Phase 1 to demonstrate the impact of the Covid-19 lockdown. Revised sectional completion dates have been provided in the revised programme and will be discussed with the Corporate Landlord Housing Officers to coordinate the possession of the units. Phased delivery plan is outlined below:

Activity	Status
Execution of Contract	Completed
Mobilisation	Completed
Phase 1 [Block 4]	Completed (March 21)
Phase 2 [Block 3]	Completed (November 21)
Phase 3 [Block 2]	Ongoing
Phase 4 [Block 1]	Ongoing

3.11 Phase 2 [Block 3] achieved Section Completion on the 1 November 2021. The Sectional Completion dates of Block 2 & 1 were reviewed by the developer and revised following assessment of the impact of Covid-19. The revised Sectional Completion dates contained within the current programme provided by the developer are as follows:

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

3.12 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. 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

3.13 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	£36.2 m

4.3 We await a response from the Developers Employers Agent 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</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 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>

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.
<i>UK and Scottish Legislative and Policy Programmes</i> 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: 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

9.6 Capital Programme 26 May 2021: Wellheads Road New Build Housing Progress Report no RES/21/124

10. APPENDICES

Appendix 1: Location map

Appendix 2: Site map

Appendix 3: Site progress photographs

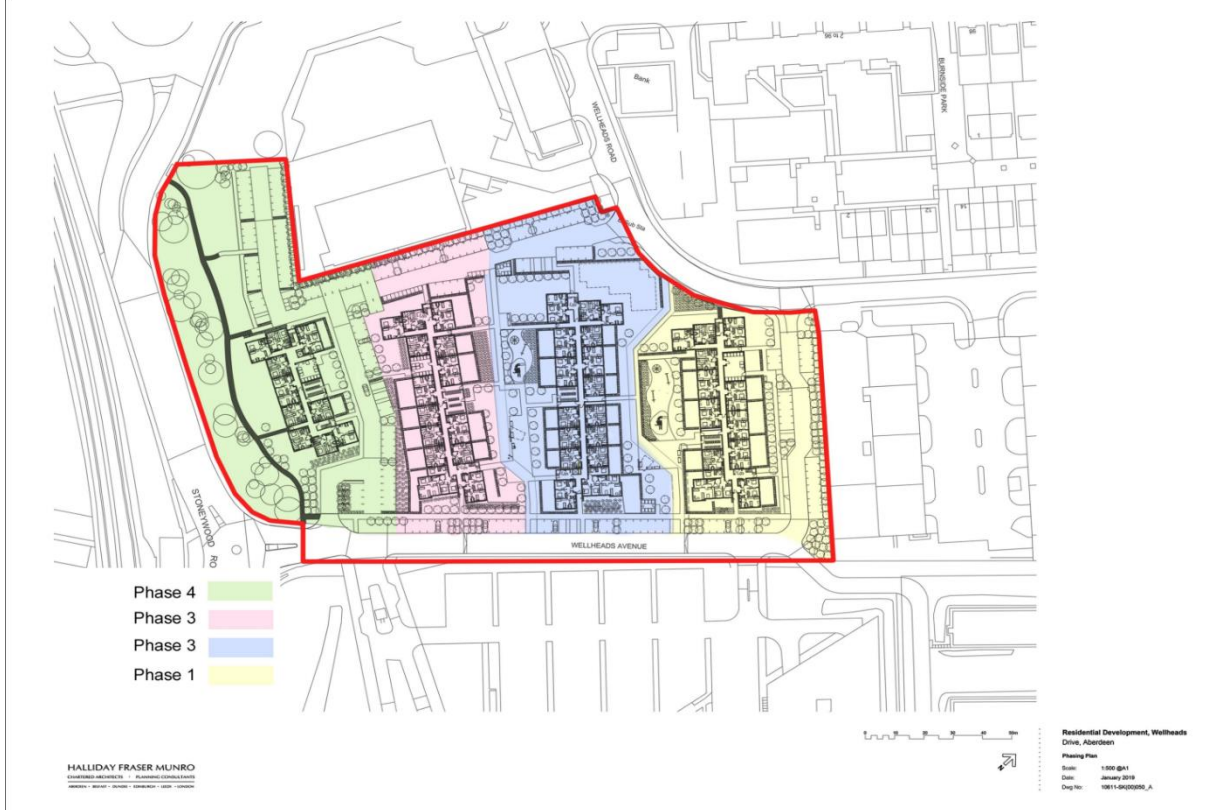
11. REPORT AUTHOR CONTACT DETAILS

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Appendix 1 – Location Map



Appendix 2: Site Layout Plan





Appendix 3 Site progress photographs: 18th October 2021

Block 3 Kitchen



Block 3 Bathroom



Block 3 External



Block 2 Kitchen



Block 2 Bathroom



Block 2 Corridor



Block 2 External



ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	1 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Auchmill Road New Build Housing Progress Report
REPORT NUMBER	RES/21/291
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 Auchmill 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 Auchmill Road.

3. BACKGROUND

- 3.1 Planning permission was granted for the site in January 2021.
- 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 3 blocks of flats offering 92 units, with a mix of one, two, three and four-bedroom flats.
- 3.3 The Principal Contractor took possession of the site in January 2021.
- 3.4 Development Agreement was signed for the delivery of 92 Units on the 29 January 2021.

Current Status

- 3.5 Works started on site in February 2021 and construction of Blocks A and B commenced in March 2021. Block C construction commenced in June 2021.
- 3.6 Construction Progress to date:

Block A

Timber kit to roof level has been erected, roof trusses are now installed, and timber roof sheeting largely completed. Timber kit has progressed to third floor level, roof trusses have been installed and timber sheeting to roof trusses is largely completed. Fire barriers have been installed to the timber frame and separating walls, non-combustible material laid over, separating wall heads. Dry verging has been installed. Membrane has been laid over roof sheeting, eaves vents and tile battens have been installed. Installation of rainwater goods have been progressed.

Block B

Timber frame has been progressed and floor cassettes are currently being constructed.

Block C

Scaffold has been erected around the ground floor slab.

- 3.7 Quality Assurance audits have continued on site and will continue throughout the duration of the Contract to ensure quality across the overall Housing Programme.
- 3.8 A revised construction programme was issued by the Developer in September 2021 highlighting sectional completion dates. Once handover dates are 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 A]	Ongoing
Phase 2 [Block B]	Ongoing
Phase 3 [Block C]	Ongoing

3.9 Following receipt of the construction programme, the Practical Completion date contained within the Development Agreement is as follows:

Block A	Autumn 2022	26 units
Block B	Autumn 2022	40 units
Block C	Autumn 2022	26 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

3.10 There is an ongoing risk in relation to labour and material availability which could subsequently impact upon overall timeframes for the project. The contractor has advised of long lead in times for various materials and a shortage in trades such as brick layers and joiners.

3.11 There is a residual risk of future national or local COVID-19 lockdowns being imposed, which would impact upon project delivery and timescales.

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
£19.7m	£10.1m

4.3 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
- 6.5 Material shortage and labour shortage

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 92 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 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	
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 <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.

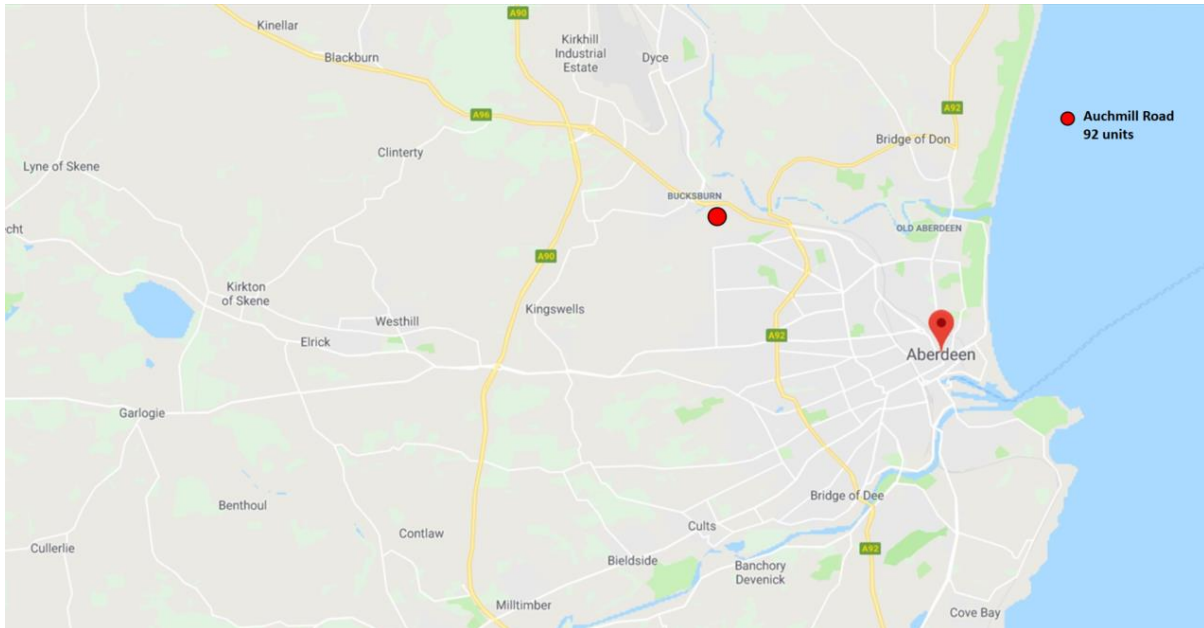
10. APPENDICES

- 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: August 2021

Roof trusses being installed – Block A



Scaffold erection to Block B



Cassettes for first floor formed on ground floor slab – Block B



Block A Horizontal roof battens being installed



Travelling crane lifting in timber kit panels and plasterboard



Block B 1st Floor timber kit flooring being installed



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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	1 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	B999/ Shielhill Road Junction Improvement Progress Report
REPORT NUMBER	RES/21/286
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 safely. The western approach to the junction along the C19C Shielhill Road also suffers from poor forward visibility detrimental to the safe 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.

Progress

- 3.3 As reported to Committee on 26 May 2021. 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.
- 3.4 Resource has now been made available to initiate the next stage of the project.
- 3.5 The preliminary design and preparation tasks have commenced. These include post AWPR traffic flow & junction type assessment, road alignment design, land title confirmation and utility undertaker apparatus identification and preliminary enquires.

Programme Milestones

- 3.6 Indicative programme milestones are shown in the table below:-

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

- 3.7 Progress of the project remains on programme.
- 3.8 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.
- 4.2 As reported previously the cost of the project is partly funded from Developer Obligation contributions.
- 4.3 The North Denmore Section 75 agreement requires obligation contributions to be committed by October 2026.
- 4.4 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 safety 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.	L	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. There is a risk that Aberdeen City	L M	This will be mitigated by progressing the Project.

	Council will experience reputational damage from objectors to the project if it proceeds.		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	<p>Successful delivery of the project is the intent of the Section 75 agreement which facilitated the 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	<p>The road safety improvements associated with the project support delivery of the Regional and Local Transport Strategies, Strategic and Local Development Plans and Road Safety Plan.</p>

UK and Scottish Legislative and Policy Programmes	N/A
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8. IMPACT ASSESSMENTS

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

9. BACKGROUND PAPERS

RES/21/138 – Capital Programme Committee - B999/ Shielhill Road Junction Improvement Progress Report – 26th May 2021

10. APPENDICES

None.

11. REPORT AUTHOR CONTACT DETAILS

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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	01 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	ELC Programme Progress Report
REPORT NUMBER	RES/21/287
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 1140 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 Council Capital Programme.
- 2.2 Note the significant progress made with the overall delivery of projects despite the impact of the Covid-19 pandemic.

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.

Progress Summary

- 3.2 At the start of the new term beginning on 17 August 2021, we welcomed children and families into our new Early Learning and Childcare (ELC) facilities. The capital programme comprises of work to 27 ELC settings. In the event of any delays to building completion times, robust contingency arrangements are in place and no child is at risk of not receiving their 1140 hours entitlement.

The capital programme is comprised of 27 projects:

- 8 are new standalone facilities,
- 2 are extensions and significant refurbishments of a standalone nursery,
- 1 is an extension to a school to form a new nursery,
- 2 are significant refurbishments within an existing school nursery,
- 1 is a significant refurbishment of a non-operational building to convert it into a new nursery,
- 1 is a significant refurbishment and extension to non-operational building to convert it into a new nursery, and
- 12 are minor work refurbishments of existing nursery settings.

Programme

- 3.3 Works onsite from have continued since June 2020, health and safety measures are reviewed to ensure compliance with Scottish Government guidance.
- 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 As of work week ending 05 November 2021, 25 projects have been completed and handed over and 2 remain onsite with projected completion dates in December 2021
- 3.6 The programme is still being impacted by supply chain issues, material shortages.

Facilities in Use

- 3.7 The ELC programme has sought to provide a local flexible early learning and childcare offer that is accessible, affordable and of high quality to families. The programme also sought to build on the provision already in place to develop that localised and flexible offer to families. This approach mitigates against geography and distance being a barrier to families accessing their ELC entitlement. An ELC project has been undertaken in every Associated School Group (ASG) to ensure that we are delivering high quality facilities to support child development and learning across the city.
- 3.8 We have received positive feedback from staff that we have created positive and enabling environments for children to learn and play. While it has been

challenging to deliver a programme on this scale against the backdrop of the pandemic, schools have fed back seeing the children enjoying the new space has made it all worth it.

- 3.9 The provision of quality outdoor learning environments has been a key ambition for the ELC expansion programme in recognition that such provision can have a positive impact on a child's development. The programme has sought to either create or enhance free flow in our ELC settings to enable children to independently access the outdoor space. Early Years colleagues have feedback this is supporting children's creativity, health, and wellbeing as they learn and explore their outdoor environment.
- 3.10 When Duthie and Hazlehead Park are completed we understand Aberdeen City Council will be the first Local Authority in Scotland to manage and run two Outdoor Nurseries.
- 3.11 The inclusion of a family room in many of our projects creates a space for skilled Early Years practitioners to offer family support in an inclusive and supportive environment. We have sought to ensure that we have created spaces that are welcoming, light and bright for staff, families and children to enjoy. The programme has sought to meet the aspirations of the Local Improvement Plan (LOIP) giving children the best start to life and investing in family support to improve outcomes for families. By working closely with colleagues in Education and in Corporate Landlord, we have sought to create facilities that contribute to this aspiration to improve the long-term outcomes for children and families.

4. FINANCIAL IMPLICATIONS

- 4.1 The Aberdeen City Council Early Learning and Childcare Expansion Programme of works forms part of the Council's Capital Programme following a successful bid to the Scottish Government for early learning and childcare funding.
- 4.2 As detailed in previous reports to Capital Programme Committee, the pandemic has impacted on the delivery of various projects in the Capital programme and resulted in extended timelines for delivery. With regards to the ELC programme, officers have kept these challenges under review, and also the procurement routes available for delivery as the various projects involved have developed and been taken to market.
- 4.3 For transparency, it has been determined that all infrastructure requirements of the ELC programme should be consolidated within the Capital programme. This also now aligns with the procurement route for the supply, delivery and installation of the new furniture being arranged through the main contractor for the ELC construction works.

- 4.4 The financial envelope for the ELC Capital programme can therefore be updated to be:

	£m
Original ELC Capital programme budget	23.040
* Other infrastructure funded through ELC revenue grant	2.908
Spend to date	23.849

*** Figures being discussed with finance with regard to spend to date and re-setting the original Capital Budget to include Revenue funding contributions.**

- 4.5 As the programme of works nears completion, we are in a better position to estimate the monetary impact of COVID. Extracting the costs across the whole programme of works, as of the end of August 2021, the estimated cost is circa £1.1m.
- 4.6 As a result of the covid impact on internal and external staff resources across the full ELC Programme, at the present time it is impossible to predict the actual final costs of each project. This task is on-going and the project team are working with their appointed cost advisors and the appointed contractor to close out each project's final costs.
- 4.7 In the meantime, the ELC Programme Board are continuing to monitor and to adjust resource allocations.

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	<p>Late delivery will impact on the level of learning provision 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>	L	<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 planned for across all teams.</p>

Compliance	Not meeting the statutory date for delivery.	L	All teams are working towards delivering the projects as soon as possible taking cognisance of work restrictions regarding the Covid-19 pandemic.
Operational	Covid-19 pandemic restrictions impacting on work practices.	M	All teams are working towards delivering the projects as soon as possible taking cognisance of work restrictions regarding the Covid-19 pandemic.
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>	H	<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. Value engineering exercise carried out to keep costs within the approved budget.</p>
Reputational	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2021.	L	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 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 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.</p>
<p>Prosperous People Stretch Outcomes</p>	<p>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</p>

	<p>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.</p>
Prosperous Place Stretch Outcomes	<p>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.</p>
<p>Regional and City Strategies Strategic Development Plan; Local Development Plan</p>	<p>The proposals in this report will impact on the consideration of future regional and city strategies with respect to education and learning.</p>
<p>UK and Scottish Legislative and Policy Programmes Legislation which places a range of statutory duties on the Council, the Children and Young People (Scotland) Act 2014.</p>	<p>The statutory duty for local authorities to provide 1140 hours by August 2020 has been revoked and the new date is August 2021.</p>

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Full impact assessment not required.

Data Protection Impact Assessment	Not required
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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 Milestones

11. REPORT AUTHOR CONTACT DETAILS

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Appendix 1 – Project Status and Progress

Project Status : November 2021									
			Estimated Site Start	Estimated Practical Completion	Estimated Handover	Tendering Status	Accepted	Works Completed	Comments
Phase 1	7969	Duthie Park	Spring 21	Autumn 21	Winter 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	Yes	Project Completed
	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	Autumn 21	Complete	Yes	Yes	Project Completed
	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	Yes	Project Completed
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	Yes	Project Completed
	8001	Cults School	Autumn 20	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8004	Hazlehead Park	Spring 21	Summer 21	Winter 21	Complete	Yes	No	Works progressing onsite
	8006	Kingswells School	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8007	Kirkhill School	Spring 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8017	Broomhill School	Winter 20	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8018	Charleston School	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
Phase 3	8019	Gilcomstoun School	Autumn 20	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8020	Loirston School	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8022	Danestone	Spring 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8002	Dyce	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8014	Glasheburn	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8015	Forehill	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8016	Fernielea	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8023	Scotsown	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	8024	Kittybrewster	Summer 21	Summer 21	Summer 21	Complete	Yes	Yes	Project Completed
	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									

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