

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	22 January 2020
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Provost Skene's House progress report
REPORT NUMBER	RES/19/275
DIRECTOR	Steven Whyte, Director of Resources
CHIEF OFFICER	John Wilson, Chief Officer, Capital
REPORT AUTHOR	Colin Doig, Senior Architect
TERMS OF REFERENCE	1.1

1. PURPOSE OF REPORT

To update the Committee on the progress of works to refurbish Provost Skene's House following the earlier report of 12th September 2019.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress achieved in the procurement of Provost Skene's House refurbishment.

3. BACKGROUND

- 3.1 Council approved the expenditure of £2.3 million on the upgrade/ refurbishment of Provost Skene's House. The works include repairs to the building fabric to ensure it is wind and watertight, repair/replace roofs as necessary, carry out structural repairs, and install new mechanical and electrical systems for the proposed fit-out of the 'Hall for Heroes'.
- 3.2 Listed Building Consent was granted on 24th December 2018

3.3 Building Warrant was granted on 10th September 2018

Current Status

3.5 Works commenced on the 22nd July 2019.

3.6 The main contractor is Aberdeen City Councils Building Services with specialist sub-contractors appointed as necessary.

Programme Milestones

3.7 Commencement of works on 22nd July 2019

3.8 Hard and soft strip/ downtakings completed (internal to the building).

3.8 Erection of scaffolding commenced 8th August 2019.

3.9 Structural works are complete.

3.10 Specialist masonry contractors are re-pointing the house with lime-based mortar and stone pinning's.

3.11 Rot works are complete.

3.12 Turrets have been stripped and are in the process of being re-slated.

3.13 Lead roof is currently being replaced.

3.14 New lead gutter to West tower complete.

3.15 Internal works progressing.

4. FINANCIAL IMPLICATIONS

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

Budget	Spend to date
£3.8m	£1.15m

5. LEGAL IMPLICATIONS

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

6. MANAGEMENT OF RISK

- 6.1 Financial risks, project overspend: additional unforeseen issues.
- 6.2 Legal risk, statutory requirement to maintain grade A listed building. Carry out works as necessary.
- 6.3 Fire in historic building: reduce temperature slowly in order to negate the requirement for temporary heaters during the construction phase, reduces the risk of fire. Adequate fire precautions and fire plan put in place during the construction period. along with hot works permits being in place.
- 6.4 Programme over-run: There have been a number of factors impacting on the construction works, such as;
1. Additional rot works (An original floor which was infested was discovered beneath a newer floor)
 2. Additional pointing generally (Large pockets of mortar have been discovered in the walls)
 3. The condition of the East gable is in a poor condition compared to other elevations.
 4. Additional stonework to the chimney's is required.
- 6.5 As reported previously this was always going to be a risk when carrying out improvement works to an old building. Whilst the above works are causing delay, the Contractor is looking to mitigate this impact and the overall programme delivery date remains Autumn 2020.

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Overspend	M	Have contingencies in place.
Legal	Statutory maintenance	L	Carry out necessary works.
Employee	Health and Safety	L	Appropriate Health and Safety measures put in place.
Customer	Disruption to Marischal Square development	M	Discussions and agreements with CBRE on access/egress, site area.
Environment	Noise/dust during the construction phase	L	Keep use of power tools to a minimum/use suitable dust suppression systems as necessary

Technology	Lack of connectivity within Provost Skene's House	L	Introduce interactive displays and allow for new technology/connectivity within the building
Reputational	Overrun of project, disruption to stake holders	M	Manage communications effectively with reasons.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The refurbishment of Provost Skene's House shall provide another City Centre visitor attraction which shall increase footfall of the City Centre thereby supporting the local economy.
Prosperous People	The Council is committed to improving the key life outcomes of all people in Aberdeen City. The re-opening of Provost Skene's House shall provide Aberdeen with another important, historical and educational facility.
Prosperous Place	The Council is committed to ensuring Aberdeen is a welcoming place to invest, live and visit. The re-opening of Provost Skene's House contributes to this objective.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Community consultation does align to networking, communication and learning opportunities that support customer service design e.g. early intervention and prevention and are aligned to good customer service.
Organisational Design	This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
Governance	This continues robust management of the assets of Aberdeen City Council.
Workforce	This development should align with workforce principles e.g. flexibility and empowerment.
Process Design	The works to preserve Provost Skene's House shall safeguard the future of this historic building.
Technology	The use of new technology shall achieve future longevity of the fabric of Provost Skene's House.

Partnerships and Alliances	Building Services, Roads, Police Scotland, CBRE, Historic Environment Scotland, Building Standards, Design Team (Public Buildings), MUSE Developments along with specialist design team members have all partnered to bring this project to fruition.
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8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	An Equality and Human Rights Impact Assessment (EHRIA) screening has been carried out and an EHRIA is not required.
Data Protection Impact Assessment	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.
Duty of Due Regard / Fairer Scotland Duty	The refurbishment of Provost Skene's House shall increase the viability of Aberdeen as a vibrant, prosperous place to live, work, visit and invest.

9. BACKGROUND PAPERS

9.1 Council 20 September 2016: Finance, policy and resource committee: report ECS/16/058.

10. APPENDICES (if applicable)

None.

11. REPORT AUTHOR CONTACT DETAILS

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