

ABERDEEN CITY COUNCIL

COMMITTEE : **FINANCE AND RESOURCES COMMITTEE**

DATE **2 DECEMBER 2010**

DIRECTOR : **GORDON McINTOSH**

TITLE OF REPORT : **SECURITY MEASURES AT THE FORMER SITE OF
THE INTERNATIONAL SCHOOL, ABERDEEN**

REPORT NUMBER: **EP&I**

1. PURPOSE OF REPORT

To inform the Committee of the security measures that have been put in place at the former site of the old International School of Aberdeen site at Fairgirth, Milltimber, Aberdeen.

2. RECOMMENDATION(S)

That the Committee notes the fire alarm monitoring and site security measures that have been put in place at the Fairgirth site.

3. FINANCIAL IMPLICATIONS

Funding for the Aberdeen Western Peripheral Route has been the subject of agreement between Aberdeen City Council, Aberdeenshire Council and the Scottish Government with a signed Memorandum of Understanding. The works and services required for the Aberdeen Western Peripheral Route will be paid for through this ongoing joint funding agreement.

The approved budget for the Aberdeen Western Peripheral Route includes an allowance for these costs for current and future years.

4. OTHER IMPLICATIONS

None

5. BACKGROUND/MAIN ISSUES

AWPR Corridor

In December 2005, the then Minister of Transport announced that the preferred corridor for the Aberdeen Western Peripheral Route (AWPR) was the Milltimber Brae option and Fastlink to Stonehaven. Along with this announcement a corridor map was published depicting an indicative route within the preferred corridor.

Following further appraisal work which considered numerous alternative route alignments within the preferred corridor, the then Minister of Transport announced a preferred alignment on 2 May 2006. Draft Orders were then prepared and published in December 2006 for the preferred route. The International School of Aberdeen (ISA) at Milltimber lies along the line of the preferred route at its site, known locally as Fairgirth.

Rule 5 - Relocation

The publication of specific Scheme and Roads Orders allowed detailed discussions to commence with the District Valuer which led to the decision to relocate the ISA under a Rule 5 agreement. The ISA preferred that any relocation should be planned such that any new premises should be available prior to construction of the AWPR so as to ensure the education of the children is as unaffected as possible. Early relocation of the ISA also enables advance works in this area to be programmed, in keeping with the planned construction start.

Transfer of Fairgirth Site

The new school construction work is now complete and the school has now transferred to their new facility at Pitfodels. The Fairgirth site has been under the ownership and control of Transport Scotland from the 30th September 2010.

Legal Challenges

Subject to completing the necessary statutory procedures, it had been hoped to start construction of the AWPR in 2011.

However, as part of the statutory process to deliver the AWPR, three legal challenges have now been served on the Scottish Ministers. At this stage it is difficult to be precise about the impact the challenges will have on the project timetable, but any potential early demolition of the ISA buildings cannot be carried out until the legal challenges have been heard in the Court of Session and resolved.

The implication of this is the Fairgirth site will now need to be made secure for a much longer period than was at first envisaged.

The Fairgirth Site

The main complex consists of an old Victorian mansion house to which a large block of modern two storey classrooms have been attached. There are also a small number of ancillary buildings and sheds used for plant equipment and maintenance purposes. Vehicular and pedestrian access to the site can be taken from two uncontrolled access points. The main access is from North Deeside Road with an ancillary access from the adjacent Kippie Lodge private access, lying to the west of the site.

In addition to this there also is a relatively new sports centre located at the north of the site.

Security of the Site

The security at the site is currently being carried out under a temporary arrangement whereby the International School's contractors are continuing to carry out their contracted security and fire alarm monitoring duties.

It has been agreed with the International School of Aberdeen that this arrangement will end on the 30th November 2010 and these contractors will be replaced by Contractors working directly for Aberdeen City Council as Managing Agent for the scheme.

It was therefore considered important that suitable replacement Contractors are put in place to continue the existing security and fire alarm monitoring arrangements, as failure to do so could leave the site open to vandalism or a threat of fire.

In these circumstances approval was sought and granted in terms of Part A 1(6)(B) of the Standing Orders which allows for the exemption from the provisions of Standing Orders regarding issue and acceptance of quotes for work.

Following a competitive tendering process a Contractor has now been appointed to maintain the existing intruder and fire alarm systems, including monitoring of the existing system at a total estimated cost of £10,000.

A further contract has also been let to provide security services at the site including carrying out twice daily inspections of the campus and some key-holder duties. This appointment also followed a competitive tendering process. The total cost of this work is estimated at £16,000.

It is intended that these contracts will cover the period until all the buildings contained within the Fairgirth site can be demolished.

7. BACKGROUND PAPERS

None.

9. REPORT AUTHOR DETAILS

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