

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Capital Programme
<b>DATE</b>	24 March 2021
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Provost Skene's House progress report
<b>REPORT NUMBER</b>	RES/21/073
<b>DIRECTOR</b>	Steven Whyte, Director of Resources
<b>CHIEF OFFICER</b>	John Wilson, Chief Officer, Capital
<b>REPORT AUTHOR</b>	Colin Doig, Senior Architect
<b>TERMS OF REFERENCE</b>	1.1

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### 1. PURPOSE OF REPORT

To update the Committee on the progress of works to refurbish Provost Skene's House following the last update report of 18 November 2020.

### 2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress achieved in the delivery of Provost Skene's House refurbishment and that the internal fit-out works are now underway.

### 3. BACKGROUND

- 3.1 Council approved the budget of £3.8 million on the upgrade/ refurbishment of Provost Skene's House which is inclusive of design and construction (including fit-out). 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'. The new displays will be a new attraction highlighting the life and achievements of inspirational people from Aberdeen and North East Scotland. It will offer ways to explore the rich history, international connections and amazing ingenuity of the city and region.

- 3.2 Listed Building Consent was granted on 24 December 2018

- 3.3 Building Warrant was granted on 10 September 2018

#### Current Status

- 3.4 Works commenced on the 22 July 2019 for the building works to be undertaken and provide the historic and iconic building with a necessary refurbishment. The

works were progressing extremely well until works had to be halted in late March 2020 due to the COVID-19 pandemic and were not restarted until the end of June 2020.

- 3.5 Due to the necessity for additional cleansing and social distancing caused by the COVID-19 pandemic the site is currently running at reduced productivity but despite these challenges the Council's Building Services will have completed the majority of the building works by the end of February 2021. Refer to Appendix 1 to see the some of the detailed work which has been carried out.
- 3.6 There are still some outstanding additional external drainage works which will be carried out following removal of the scaffolding. The scaffolding will begin to be taken down over the coming weeks.
- 3.7 Having the internal and external main building works virtually complete the internal 'Hall for Heroes' fit-out commenced on 15 February 2021, and depending on COVID-19 restrictions related to working in restricted space for physical distancing, it is expected that these works will be complete by late spring/early summer 2021.
- 3.8 Early communication has commenced with the City Growth team with regard to potential opening dates, but this will be subject to COVID-19 operating restrictions.

#### **4. FINANCIAL IMPLICATIONS**

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

<b>Budget</b>	<b>Spend to date</b>
<b>£3.8m</b>	<b>£2.48m</b>

#### **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 There is still the risk of programme over-run from supply and work constraints related to the COVID-19 pandemic.

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
<b>Strategic Risk</b>	Credibility of delivery within the city centre setting, disruption to Marischal Square development and any impact on supplier contractors for fit out.	L	Extensive procurement work undertaken to select proven and financially stable contractor.  Discussions and agreements with CBRE on access/egress, site area.
<b>Compliance</b>	Health and Safety breaches during construction	L	Strong contractual obligations to use best Health and Safety practice. Follow Government guidelines in dealing with the COVID-19 pandemic
<b>Operational</b>	Delay in Construction Programme	L	Consequences of delay managed through contract conditions. Effective communication between contract to manage consequences should they arise
<b>Financial</b>	Project costs increase as a result of Contractor Claims	L	Contract conditions define claims management processes
<b>Reputational</b>	Overrun of project, disruption to stake holders	L	Manage communications effectively with reasons.
<b>Environment / Climate</b>	Noise/dust during the construction phase	L	Keep use of power tools to a minimum/use suitable dust suppression systems as necessary

## 7. OUTCOMES

<b>COUNCIL DELIVERY PLAN</b>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>	We will increase city centre footfall through delivery of the City Centre Masterplan, Complete the refurbished Provost Skene's House
<b>Aberdeen City Local Outcome Improvement Plan</b>	
Prosperous Economy Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome 1 – 10% increase in

	<p>employment across priority and volume growth sectors by 2026.</p> <p>Greater than 90% employed on the project will be paid the Living Wage as a minimum.</p> <p>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.</p>
Prosperous People Stretch Outcomes	<p>2.1 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.</p> <p>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.</p>
Prosperous Place Stretch Outcomes	<p>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.</p>
<b>Regional and City Strategies</b>	<p>The delivery of the refurbished Provost Skene's house aligns with the City Centre Masterplan and delivery programme by creating a cleaner, greener, better-connected, more vibrant and dynamic city centre, one that conserves heritage while embracing the new.</p>
<b>UK and Scottish Legislative and Policy Programmes</b>	<p>Compliance with all current construction legislation and policy related to the construction industry.</p>

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	An Equality and Human Rights Impact Assessment (EHRIA) screening has been carried out and an EHRIA is not required.
<b>Data Protection Impact Assessment</b>	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.

<b>Duty of Due Regard / Fairer Scotland Duty</b>	The refurbishment of Provost Skene's House shall increase the viability of Aberdeen as a vibrant, prosperous place to live, work, visit and invest.
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## **9. BACKGROUND PAPERS**

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

## **10. APPENDICES (if applicable)**

Appendix 1 Building Works.

## **11. REPORT AUTHOR CONTACT DETAILS**

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Appendix 1: Building Detail Works.











