

ABERDEEN CITY COUNCIL

COMMITTEE	City Growth and Resources Committee
DATE	11 May 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Beach Masterplan Review
REPORT NUMBER	RES/21/118
DIRECTOR	Steven Whyte
CHIEF OFFICER	Craig Innes
REPORT AUTHOR	Craig Innes
TERMS OF REFERENCE	2.1.5, 3.2, 3.3

1. PURPOSE OF REPORT

- 1.1. In February 2021, the Council's City Growth and Resources Committee agreed to review the City Centre Masterplan (CCMP) and instructed the Director of Resources and the Head of Commercial and Procurement Services to develop a specification for a review of the Masterplan to incorporate appropriate surrounding areas, including the area known as the beach, in consultation with the Co-Leaders and the Convener of the Capital Programme Committee reporting back to the committee on 11 May 2021.
- 1.2. This report is complementary to the City Centre Masterplan Review (Report Number Ref: RES/21/115).

2. RECOMMENDATION(S)

That the Committee:-

- 2.1. Agree the review zone (Figure 1);
- 2.2. Delegate authority to Instruct the Head of Commercial and Procurement Services to procure and appoint the required consultancy, design or implementation work necessary to complete the technical reviews through Hub North Scotland as covered in paragraph 4.3;
- 2.3. Instruct the Chief Officer – Governance to take any necessary steps to ascertain land ownership within the review zone;
- 2.4. Instruct the Director of Resources to undertake a public survey on the future of the Beach to help formulate the development of the Beach Masterplan; and
- 2.5. Instruct the Director of Resources to report back an update on the output of the technical feasibility studies, public consultation and proposed Beach Masterplan to the City, Growth and Resources Committee on the 10th August 2021.

3. BACKGROUND

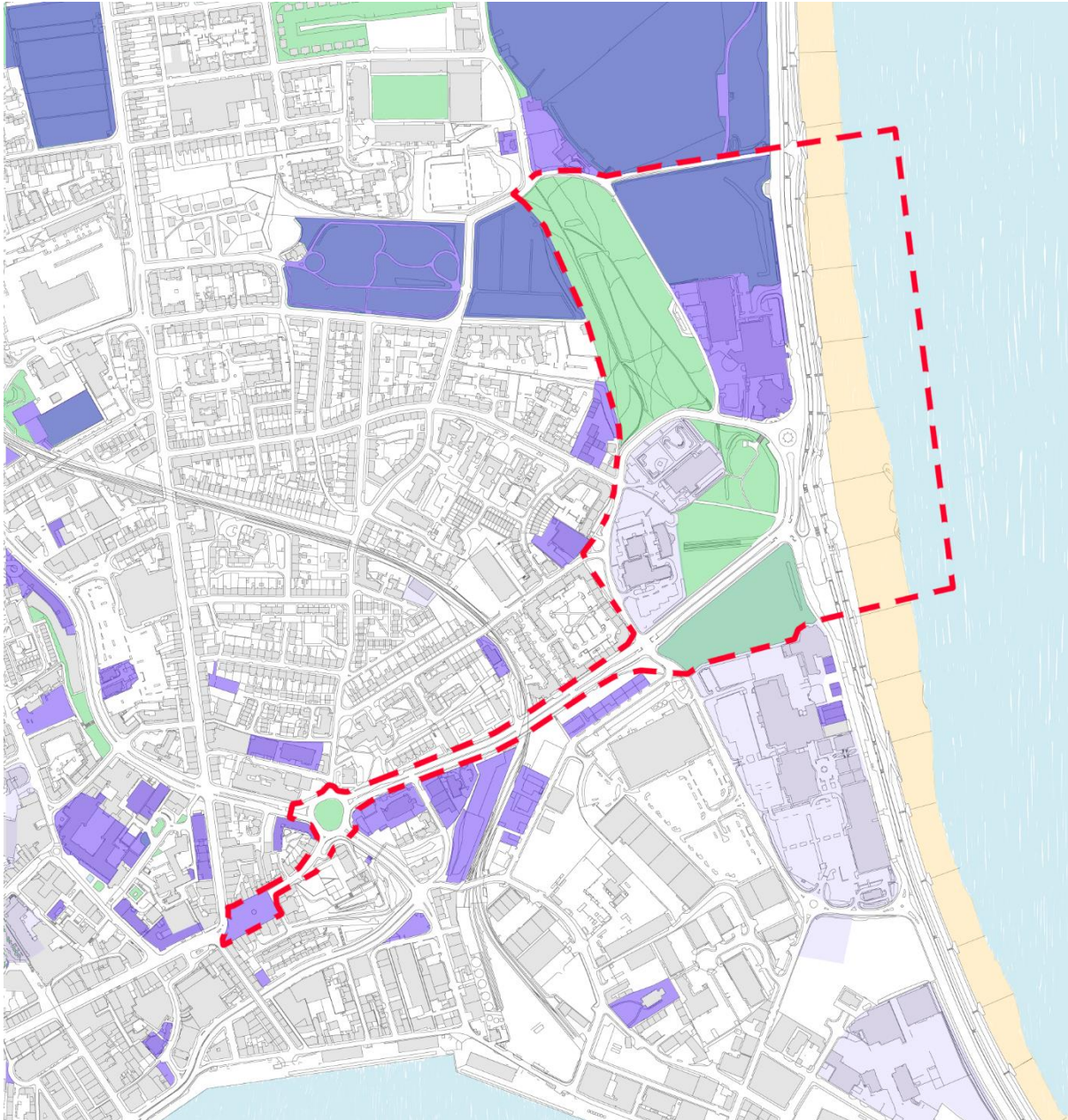
- 3.1. The City Growth and Resources Committee on 3 February 2021 (Agenda item 10.1) resolved:
- (iv) to agree to review the Masterplan and instruct the Director of Resources and the Head of Commercial and Procurement Services to develop a specification for a review of the Masterplan to incorporate appropriate surrounding areas, including the area known as the beach, in consultation with the Co-Leaders and the Convener of the Capital Programme Committee reporting back to the committee on 11th May 2021

This report presents the specification for the beach area of that review.

- 3.2. The review will take cognisance of the City Centre Masterplan Review (Report Ref: RES/21/115). The Council currently does not have an approved Beach Masterplan and this report identifies the initial land area that technical feasibility studies will need to be undertaken (as listed in paragraph 3.6.3) on to inform what the masterplan can accommodate.
- 3.3. These technical feasibility studies, in conjunction with a survey with the public on their views, will then formulate the potential options that can be considered as part of a Beach Masterplan and appropriate projects factored in based on the results. One key aspect in this will be how to improve connectivity between the Beach and the City Centre.
- 3.4. Both the adopted and proposed Aberdeen Local Development Plans identify the area as a focus for leisure and recreation. The zonings support development opportunities that enhance the leisure and recreation focus within the area and this provides a strategic context for the masterplan. The proposed Local Development Plan also recognises the need for improved connectivity with the City Centre and signposted to the potential benefits of a masterplan to capitalise on the built and natural assets of the area.
- 3.5. The one mile long Aberdeen beach is in the heart of the city running from Fittie to Donmouth Nature Reserve, and also acts as a gateway to other beaches to the north. In practical economic terms, the beach waterfront is a tourism priority in its own right. What it offers to visitors is likely to be more in demand in a post-Covid-19 and recovery phase – as consumers seek safe, outdoor, wildlife and active experiences.
- 3.6. The beach area is also an intrinsic component of the Aberdeen Coastal Trail, and the wide variety of tourism offer that includes nature, golf, maritime history or dolphin watching. The area received the Resort Seaside Award in 2013 and given its location a short distance from Aberdeen city centre, it provides an opportunity to attract new footfall to the city. As such is is actively promoted by both VisitScotland and VisitAberdeenshire for its popular recreational and sports area, and the Beach Leisure Centre, Linx Ice Area, a range of cafes, restaurants and a family fun fair. It is therefore a component of the VisitAberdeenshire destination planning and contributes to wider development work on the North East of Scotland adventure tourism.

- 3.7. In terms of wider economic recovery of cities, the beach area is an opportunity and tourism asset. As it is located almost in the city centre, it provides Aberdeen with a distinct and unique advantage to generate new visits and spend over other UK destinations.
- 3.8. Common themes that underly each of the physical areas of review are property, legal, planning, streets, utilities, roads and transportation, maintenance, landscape and sustainability.
- 3.9. **Scope of review**
 - 3.9.1. The review will focus on the key principles of placemaking as identified in the Council's own masterplanning process, whilst examining potential measures to support any medium to long term economic recovery. Accessibility for all and safety will also be critical.
 - 3.9.2. The review will concentrate on the beach zone identified in figure 1 below, Encompassing the wider areas enables connections to the City Centre to be included in the review.

Figure 1: Beach review zones



3.9.3. The in-scope amenities and assets within this beach area review would include, but are not limited to:

- Beach Boulevard: Grand procession to beach encouraging pedestrian friendly active travel and developing activity along the route;
- Connectivity between Beach and City Centre;
- Queens Links;
- Beach Ballroom: condition survey;
- Beach Leisure Centre/Ice rink: condition survey;
- Broadhill;
- Cricket pitch; and

Coastal defence, ground conditions

These will be subject to condition surveys as necessary, options appraisal and recommendations for future use.

- 3.9.4 Preliminary discussions with Sport Aberdeen and Aberdeen Football Club have been undertaken to understand the possible land that could be in scope. As part of further consultation with the public this will also include engagement with appropriate stakeholders in the area.

3.10 Procurement Strategy

- 3.10.1 A comparative cost analysis of all the different routes to market for engaging the supply chain has been undertaken. The recommended partner to facilitate the sourcing, structuring, management and performance of the supply chain in conjunction with Council internal specialist teams is Hub North Scotland (Hub).

- 3.10.2 The Hub will work with the Council to implement a Programme Management Office (PMO) to support the delivery of the strategic vision and specific objectives. Through this mechanism the Council will be able to commission specialist practitioners, advisors, professional design teams and contracting delivery partners under a turn-key model which is pre-procured. These resources will augment the Council's project team with specialist services as required. The PMO will be tasked with delivering all facets of the programme, including: over-sight and governance, master-plan renewal, project management, budget responsibility control, design development/management, development appraisal, business case development and ultimate investment delivery. The appointment of the PMO has been designed to be centred around flexibility, pursuit of value for money and to drive innovation.

4. FINANCIAL IMPLICATIONS

- 4.1. The 2021 Budget meeting on 10 March outlined a funding commitment totalling £150M from the General Fund Capital Programme over financial years 2021/22 to 2025/26 to ensure the Council transforms the city centre and beach area.
- 4.2. The costs of the work packages and external support that will be required will be defined in the mobilisation period. This will be broken down into project budgets and sub-budgets, acting as a commercial framework. This would then identify with comparable projects under the Territory Partnering Agreement allowing caps to be agreed for each discipline and work package. From this we would identify the budgets for each discipline and have control and reporting mechanisms for the overall budget management/assurance.
- 4.3. The disciplines that will be required include: Architects, Civil and Structural Engineering, Cost Engineers, BIM Consultants, Transport Consultants,

Principal Design, Environmental Consultants, Landscape Architect, Legal Advisors to carry out the following work packages:

- Public Consultation and Assessment of Demand;
- Outline Design Option;
- Economic Impact Assessment;
- Detailed Site Appraisal including:-
 - Planning Considerations
 - Ground Investigation
 - Site Constraints
- Land Ownership;
- Connectivity and Accessibility Assessment;
- Landscape Character Assessment;
- Environmental Impact Assessment; and
- Financial Appraisal.

4.4 Commissioning through the Hub allows for these appointments to be made at anytime with commercial confidence in place around value for money using the open book provisions of the process, operating in line with capped commercial conditions. The estimated costs for these work packages including contingency is £1.2M.

5. LEGAL IMPLICATIONS

5.1. In order to fully understand land ownership patterns in the beach area, it will be necessary to compile up to date land and building ownership, leases, covenants etc.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Risks inherent in not addressing the changing circumstances in the city centre will have a significant effect on the delivery of our city and regional	H	Review update and reprioritise masterplan objectives and delivery programme as set out in this report

	economic strategies		
Compliance	None so far identified with this report	L	Continue to monitor throughout the review
Operational	Resource capacity for our staff involved in the review	H	Hub North Scotland has been approached to support the review and provide project management support
Financial	It is expected that there will be emerging financial implications as a result of this paper being approved, particularly around where best to support recovery	H	Financial implications for the Council in terms of city centre recovery and programme delivery will be identified through the review
Reputational	Not carrying out the review and identifying appropriate short, medium and long term actions would have significant reputational damage for the Council as a “place leader”	M	Undertaking the necessary review and taking appropriate action in the short term will assist in building confidence in the city
Environment/Climate	Environment and climate implications may potentially be in danger of being undermined in favour of short term economic gains	M	Any risks will take into account the Council’s own Net Zero targets and be embedded in the masterplan review

7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
Aberdeen City Council Policy Statement	<p>Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan.</p> <p>7 – Continue to maximise community benefit from major developments.</p>
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	Supports Outcome 1 10% increase in employment across priority and volume growth sectors by 2026
Prosperous People Stretch Outcomes	Supports Outcome 7 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026
Prosperous Place Stretch Outcomes	<p>Supports Outcome 14 Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate</p> <p>Supports Outcome 15 38% of people walking and 5% of people cycling as main mode of travel by 2026</p>
Regional and City Strategies	The report supports the priorities in the Regional Economic Strategy (RES) investment in infrastructure, regenerating our city centre, unlock development potential, improve the deployment of low carbon transport, to enable Aberdeen to realise development opportunities in the City Centre Masterplan

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	An Assessment will be carried out as an integral part of the masterplanning process.
Data Protection Impact Assessment	Not required at this stage.

9. BACKGROUND PAPERS

Aberdeen City Centre Masterplan

10. APPENDICES

None

11. REPORT AUTHOR CONTACT DETAILS

Name	Craig Innes
Title	Head of Commercial & Procurement
Email Address	cinnes@aberdeencity.gov.uk
Tel	01224 665650