

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14th December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Beachfront Masterplan Update – medium to long interventions
REPORT NUMBER	COM/22/293
DIRECTOR	Steven Whyte
CHIEF OFFICER	Craig Innes
REPORT AUTHOR	Craig Innes
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

- 1.1. This report provides Members with updates on preparation of the Beachfront Development Framework as well as a number of key projects which are progressing through to either Outline Business Case (OBC) or Full Business Case (FBC).

2. RECOMMENDATIONS

- 2.1. Note the update from the Chief Officer - Strategic Space Planning on the 6 week consultation period carried out on the Draft Development Framework and accompanying Environmental Report and the findings of the resulting Engagement Report and agree that an updated Development Framework be reported back to the Council meeting on 26 April 2023.
- 2.2. Instruct the Chief Officer – Strategic Space Planning to retain Spaces for People measures until they are replaced with a finalised scheme and advertise any required Temporary Traffic Regulation Order.
- 2.3. Note the update from the Chief Officer – Commercial & Procurement on progress of the medium-term interventions to OBC: Pedestrian Spine, Beach Boulevard, New Canopies, Landscape Mounding, Reconfigured Beach Landscaping.
- 2.4. Instruct the Chief Officer – Commercial & Procurement to report progress of the OBC for the medium-term intervention listed in recommendation 2.3 to Council on 26 April 2023.
- 2.5. Note the update from the Chief Officer – Commercial & Procurement on progress of the longer-term interventions, Beach Village, Slipway, Boardwalk, Beach Ballroom, New Leisure Facility and Energy Centre and Stadium.
- 2.6. Instruct the Chief Officer - Commercial & Procurement to include all the longer interventions listed at recommendation 2.5 within the Beach Masterplan in the

interim for review during the annual budget cycle and/or as funding becomes available.

- 2.7. Note the update from the Chief Officer – Commercial & Procurement on progress of the City Centre to Beach Connectivity to OBC: Justice Street Roundabout.
- 2.8. Instruct the Chief Officer – Commercial & Procurement to report progress of the OBC for the medium-term intervention listed in recommendation 2.7 to Council on 26 April 2023.
- 2.9. Note the update from the Chief Officer – Commercial & Procurement in conjunction with Chief Officer – Operations & Protective Services on progress of coastal protection studies and design development to inform the OBC.
- 2.10. Instruct the Chief Officer – Commercial & Procurement to report progress of the OBC for the medium term intervention listed in recommendation 2.9 to Council on 26 April 2023.
- 2.11. Instruct the Chief Officer – Strategic Space Planning to explore options for implementing physically segregated cycle tracks within the designated Beach Masterplan where possible to do so and report back to Council on 26 April 2023.

3. CURRENT SITUATION

Beachfront Development Framework

- 3.1. Officers were instructed at the 12 November 2021 meeting of the City Growth and Resources Committee to progress work on a Beachfront Development Framework (to sit as a sister document to the City Centre Masterplan 2015) and report back in June 2022. Officers presented the Draft Beachfront Development Framework and Executive Summary to Council on 28 June 2022 and were subsequently instructed to undertake a period of public consultation on the Draft Framework and its accompanying Environmental Report. The outcomes of the public consultation were to be reported back to Council within six months, including any recommended revisions to the Draft Framework resulting from the consultation.
- 3.2. Public consultation on the Draft Beachfront Development Framework and associated Strategic Environment Assessment Report took place over a 6-week period during September - October 2022. The consultation was publicised through the Council's website and social media platforms, as well as via email to key stakeholders and consultees, with target consultations with key groups also taking place. Drop-in sessions were also held at the Beach Ballroom on Tuesday 13 September (2-8pm), Thursday 29 September (2-8pm) and Saturday 8 October (12-6pm). It is estimated that around 500 people attended the drop-in sessions over the course of the 3 days and local community events and meetings.

- 3.3. Targeted consultation was also undertaken with children and young people including visits to 6 primary and 2 secondary schools on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge, and a theatre-based workshop for 10 to 17 yr olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.
- 3.4. Responses to the consultation were collected and reviewed and a detailed summary of the issues raised is captured in the Consultation Summary Report (Appendix A). All consultation feedback will be made available online, subject to approval of recommendation 2.1 above.
- 3.5. The consultant attracted 713 responses with 55% of those generally supportive of the contents of the Development Framework, 24% uncategorised/neutral and 21% generally unsupportive.
- 3.6. The areas that drew the most comments related to: -
- Traffic and Transport Management.
 - The Beach Village.
 - The Boardwalk and associated projections onto the beach.
- 3.7. Appendix A contains recommendations on how matters raised could be addressed and can be summarised as:
- Traffic Management, public transport and parking – light touch changes recommended to Development Framework to ensure appropriate emergency water safety access.
 - Traffic Management, public transport and parking – improved communications required to explain permitted vehicle movements and parking arrangements.
 - Water safety, access and location of beach village – recommendation that Development Framework should consider locations for additional beach village location towards Fittie.
 - Design and safety of boardwalk/pier – recommendation that ongoing engagement with key stakeholders such as the Aberdeen Water Safety Group and beach users should occur as designs progress from high level concept stage.

Next Steps

- 3.8. Officers have reviewed the feedback and will now consider what amendments to the Development Frameworks should be made. A revised Development Framework will therefore be presented to Council at the February 2023 Committee for consideration.

Beach Projects

- 3.9. The contents of the report align with requests made by Council on 28 June 2022 to update on progress in the current period and the anticipated next steps going forward.

3.10. The report is structured to address all elements currently associated with the Beachfront and includes:

Public realm including the urban park and events field;
Provision of new leisure facility;
Refurbishing Beach Ballroom;
Beachfront Energy Centre;
Reconfigured Beach Landscaping;
Highways works including Beach Boulevard and City Centre connections.

3.11. A range of pre-construction planning, and cost development activities have been progressed since the June 2022 Council meeting.

Appendix B – Project Phasing sets out the current timetable of design/consultation activities, business case preparation and pre-construction planning activities being taken forward in 2023 and beyond.

3.12. The key features of the Beachfront Projects are shown in Appendix C where they are numbered one to nineteen (including Justice Street roundabout). The report focuses on the:

Medium Term Interventions:

- New Canopy Features
- Beach Ballroom Plaza
- Broadhill (Structures)
- Pedestrian Spine
- Beach Boulevard

Longer Term Interventions:

- Beach Village
- Beach Ballroom
- New Stadium
- New Leisure Facility
- Boardwalk
- New Slipway
- Energy Centre
- Justice Street Roundabout

Public Realm Overview

3.13. Detailed phasing and market appraisal studies have continued in the period as a result of on-going market volatility. The adoption of a phased pre-construction and construction strategy for the public realm projects is continuing which will achieve a greater level of certainty in delivery. This approach, which has been developed in conjunction with the design team, allows for the up-front delivery of the works that do not involve major services diversions or transport/roads

related consultation and approvals processes. This approach ensures that the impact of inflation associated with current market conditions is mitigated to ensure best value. These works for part of a separate report on the short term interventions.

3.14. Phase B Projects (Medium Term):

- Pedestrian Spine
- Beach Boulevard
- Landscape Mounding

3.15. This second phase of public realm works, phase B, consists of projects that require a longer pre-construction phase to conclude complex services related issues and highways interventions.

3.16. Work will continue across Teams on the highways interventions to meet the design and quality aspirations on the City Centre Masterplan.

3.17. A phased delivery strategy is proposed with incremental changes to the existing highways network.

3.18. These have progressed in the period to the RIBA Stage 2 Concept Design as per programme (Appendix table with programme) and are currently 30% through this stage. Engagement with key ACC Technical Officers has been progressed to inform the designs as they emerge,. The proposals will also be informed by the conclusions of the stakeholder engagement being carried out in the period, the results of which have been recorded, analysed and reported back to Council.

3.19. Delivery is currently on programme with Hub Stage 1 approval anticipated in Q3 2023 with Hub Stage 2 approval in Q2 2024 and a site start in Q2 2024 with a seamless integration into the phase A construction period (Appendix B)

3.20. This phase of works will continue through Concept Design in the next period following approval of the Hub Stage 1 proposal in Q3 2023 will progress to RIBA Stage 3 Developed Design thereafter. Engagement on statutory approvals will commence in this period including Planning, Technical Standards and Public Utilities.

3.21. Phase C Projects (Longer Term):

- Beach Village
- Slipway
- Boardwalk including the reconfigured beach Landscaping

3.22. Building on the detailed scoping and planning activities carried out to date by Council Officers this longer-term phase of works has been commissioned through a strategic support partnering services appointment to the PMO. These projects are currently in RIBA Stage 1 (Preparation and Brief).

- 3.23. Engagement with Council officers is ongoing to review coastal flood defences associated with the Aberdeen beachfront and how proposals will integrate with and complement the existing defences.
- 3.24. An initial phase of intense stakeholder engagement has taken place in the period to inform the briefing process. A key activity to help understand and reflect the aspirations of beach water sport users, the wider public and key water safety groups.
- 3.25. This initial exercise is expected to conclude with an RIBA Stage 1 Report outlining the brief for these projects at the end of February 2023 with a view, on approval, to progressing to RIBA Stage 2 Concept Design thereafter with the development of a full delivery programme including the statutory approvals.

Leisure Facility Overview

- 3.26. On February 28th 2022, the Council instructed the progression of the design and development of the leisure facility to Outline Business Case (OBC).
- 3.27. The OBC, being prepared by the PMO consultant team, forms part of the Aberdeen City Centre and Beach Masterplan, focusses on the redevelopment of the Beach Leisure Centre, Linx Ice Arena and the Beach Ballroom at their existing location. Additionally, the OBC looks at the development of a new stadium for Aberdeen Football Club on the Aberdeen beachfront site.
- 3.28. The OBC has been developed on a needs and evidence based methodical approach following Treasury Green Book principles. A long list of options was developed against the Council's SMART objectives and Critical Success Factors to establish the best value preferred option. The development of a beachfront leisure destination will enable wider regeneration in the Aberdeen City Centre and Beach Masterplan. The recommendation is to progress the highest scoring option. The proposed development allows sufficient capacity for a stand-alone stadium to be included in the development in the future. This is dependent on the capital investment for the stadium being provided by Aberdeen Football Club.
- 3.29. Independent legal advice has been obtained in respect of Subsidy Control compliance, formally State Aid. This advice covers all aspects of the Beachfront development and has been considered through the OBC appraisal procedure. This is a legislative requirement that public bodies must adhere to in respect of co-funding and capital investments. Any proposed contribution would be subject to a future referral to the Competition and Markets Authority. This action through the Competition and Markets Authority, would have to be taken forward by the council as part of the Final Business Case process.
- 3.30. Findings from the OBC indicate that the Beachfront Leisure Development could incorporate a refurbished Beach Ballroom, a modernised and commercially viable Beach Leisure Centre and Ice Arena, a complimentary commercial attraction, and a new stadium for Aberdeen Football Club.

- 3.31. The OBC highlights that each of the interventions shown within paragraph 3.29 can be progressed individually or in combinations. There are no dependencies on progressing one asset without the others although there could be benefits from economies of scale during construction and subsequent operational efficiencies through a fully integrated site.
- 3.32. The development has the potential to deliver wide ranging financial and socio-economic outcomes for the city and surrounding areas over the construction and operational periods.
- 3.33. At the February 2022 meeting of the City Growth and Resources Committee, it was resolved that Officers should progress the design and development of a standalone leisure facility and retain the existing Linx Ice Arena while the new facility was constructed.
- 3.34. The main activities which have been carried out since June 2022 include:
- Development and issue of RIBA Stage 1
 - Commencement of RIBA Stage 2 Concept Design and issue of draft design information
 - Ongoing consultation and engagement with Sport Aberdeen relative to the developing design
 - Incremental Revenue Benefits Assessment
 - Development and conclusion of Leisure and Stadium OBC

Potential Next Steps

- Design team to develop RIBA Stage 2 Concept Design
- Undertake further surveys of existing leisure buildings
- Consider recommendations of Leisure and Stadium OBC

Stadium

- 3.35. Continued engagement with Aberdeen Football Club (AFC) to assess relationship and synergies with wider beachfront development has taken place since February 2021.
- 3.36. The Council has formally written to AFC to establish funding and have received reply. The recommendation at this time is to ensure provision for the Stadium to be considered should AFC progress with their funding options for the Beach and confirm the inclusion of the Stadium within the Beach Masterplan in the interim.
- 3.37. Decisions associated with the Stadium impact the leisure facility. Should the decision be reached to develop the stadium the accommodation requirements of the new leisure facility may be adjusted to take account of overlapping facilities and shared areas. This includes a decision on whether the stadium and leisure facility become a combined facility. In this respect the programme will be subject to review to reflect the revised scope of a combined stadium and leisure facility, should it proceed.

Beach Ballroom Overview

- 3.38. The Council on the 28 February 2022 instructed the progression of design and development of the Beach Ballroom toward OBC. The design of the Ballroom at this point had progressed to a concept design based on the Council's aspirations for refurbishing the Ballroom and returning it to its former glory. The Beach Ballroom facility is also impacted by decisions associated with the potential Beachfront Stadium. If it is decided that a stadium will be constructed the accommodation requirements of the Beach Ballroom facility may be adjusted to take account of overlapping facilities and shared areas. In this respect the programme will be subject to review once the status of the stadium is confirmed.

Progress in Period

- 3.39. In the period preparations for non-intrusive surveys have been developed to support the briefing exercise, this will proceed to confirm structural condition, Mechanical and Electrical Services (MEP) services condition and the presence of asbestos within the building.

Potential Next Steps

- 3.40. On clarification of the Stadium development, the PMO will continue to progress RIBA Stage 1 (Preparation and Brief) allowing a definitive brief capturing advice from Historic Environment Scotland and other statutory bodies. In addition, an accommodation schedule and programme will be prepared for the Ballroom incorporating the statutory approvals process. Commence non-intrusive surveys Q1 2023.

Sustainability and Resilient Energy Centre Overview

- 3.41. The energy strategy is aligned with Aberdeen City Council Climate Change Plan 2021-25, founded on delivering a sustainable asset and service models supporting our transition to Net Zero. The Plan sets out the approach, pathways, and actions towards delivering net zero and climate resilient Council assets by 2045. The strategy will seek to build on existing partnerships and apply learnings from previous projects delivered by the Council.
- 3.42. The energy strategy is based on principles of delivering a Net Zero Carbon in Operation performance standard, in addition to considering how to reduce carbon associated with embodied carbon in construction. Both principles are diligently modelled to ensure alignment with capital budget parameters by applying whole life costing planning methodologies to balance revenue and capital requirements.
- 3.43. Given the scale and operational functions of the facilities planned within the development, the operational energy demands will be significant. As part of the master planning studies due consideration has been given to a diverse range of sustainability solutions, including green hydrogen, Energy from Waste, utilising the existing District Heat Network, Solar PV and gas.

- 3.44. The energy centre has been sized at this stage to serve the Leisure Centre and the Beach Ballroom, with facility for future expansion to accommodate the potential future requirements in line within the masterplan.
- 3.45. As part of ongoing design development and planning appraisals will continue to consider energy supply resilience, security and value for money in order that the energy plan can incorporate appropriate redundancy provision.
- 3.46. Existing Council partnerships, including Aberdeen Heat & Power, BP Hydrogen Joint Venture etc will continue to be examined to ensure the Council's drivers for a diverse, resilient and value for money strategy are delivered.

Progress in Period

- 3.47. A RIBA Stage 1 Energy Strategy has been completed in the period, based on an all-electric energy solution with no direct use of fossil fuels.
- 3.48. An ambient loop heating and cooling network utilising water to water heat pumps for both heating and cooling, has been identified as the most energy efficient distribution system for the type and mix of facilities proposed.
- 3.49. Air Source Heat Pumps will be the primary means of generating the ambient loop water temperature at the Energy Centre. Additional supplementary systems may need to be introduced to provide sufficient heating for the varying demand and mix of facilities, these systems will include water to-water heat pumps, photo-voltaic panels with associated battery storage facilities and standalone systems for the small independent facilities.

Potential Next Steps

- 3.50. Consideration of heat and power strategy for each of the leisure venues in the temporary phase during the development.
- 3.51. Further test the identified solution through engagement with local energy strategy enterprises and businesses, whilst reviewing the strategy with the Climate Change and Net Zero project aspirations.
- 3.52. Development of Energy Strategy in line with design development principles.
- 3.53. Explore the options available to provide increased robustness and security of energy supplies to the masterplan.
- 3.54. Consideration of heat and power strategy for each of the project components in the temporary phase during the development.
- 3.55. Coordinate design development activities with existing Council partnerships for energy and sustainability.

- 3.56. Explore inward funding and grant support opportunities from Scottish and UK Government to support development of the masterplan.

Highways Works including Beach Boulevard and City Centre Connections

- 3.57. The existing roundabout at the bottom of Justice Street presents a significant barrier to pedestrian and cycle connectivity between the City Centre and the Beach. This is both in terms of physical connections and also due to the change in character that is experienced on encountering the roundabout and infrastructure dominated street.
- 3.58. At the Council meeting on 28 February 2022, Council officers were instructed to develop an OBC based on the redevelopment of the junction 'at grade'. In order to do this, work has started to develop the necessary technical studies, which combined with analysis of economic, social and environmental benefits, will be presented to Council in Q2 of 2023. It is recognised that the development of the existing roundabout is inextricably linked to the emerging proposals for the Beach Boulevard and hence these projects will be developed as a coordinated piece of work.
- 3.59. The opportunity exists for the development of a 'vision' for connectivity leading to transportation, environmental and urban realm improvements which will positively impact on the current junction and surrounding buildings e.g., Hanover Street School and the Health Village.
- 3.60. Building on the detailed scoping and planning activities carried out to date Council Officers, will continue to progress activities with a view to concluding an OBC by Q2 2023.
- 3.61. All highways work associated with the delivery of the City Centre Masterplan are captured in the medium and longer term interventions referred to in this paper.

Project Linkages

- 3.62. There are a number of key linkages between this project and work underway within the City Centre Masterplan which will be taken into consideration whilst developing the OBC.

These include:

- Beachfront Development Framework (currently being prepared). The roundabout is within this study's redline boundary
- Castlegate Streetscape Project at the junction with Justice Street
- Proposed improvement to the Beach Boulevard
- Recalibration of the City Centre Master Plan
- Ongoing ACC transport specific projects, particularly the Ellon to Garthdee Bus Partnership Fund Study

Next Steps

- 3.63. Continue with the development of the Beach Boulevard and Roundabout Options Appraisal and progress discussion on statutory approval requirements, processes and timelines.
- 3.64. Develop proposals, recognising key linkages to ongoing other Council projects. Alongside the PMO progress the RIBA Stage 1 proposals in support of the Options Appraisal exercise.
- 3.65. Work with PMO to develop stakeholder engagement strategy with key users and operators to engage at regular intervals as design develops.
- 3.66. The proposed OBC (with identified options) will be reported to the Committee for approval in Q2 2023.

Coastal Protection Studies Design Development Update

- 3.67. The Flooding and Coastal Engineering team carry out regular inspection, repair and maintenance of the sea defences along the Aberdeen coastal frontage and, over the last few years, studies have been commissioned to consider the condition of the seawall and the need for remedial works.
- 3.68. More recently a strategic review of the coastal frontage has been made which considered coastal management options and their associated costs. This study gained an improved understanding of the current risks, reassessed the previous studies and the performance of undertaken coastal works.
- 3.69. The outcomes of any ongoing commissioned studies will be considered as part of the long interventions, considering any recommendations and coordinate the design development with the coastal defence works. The Phase C works under paragraph 3.20 will be integrated to develop a joint solution along the beach front.
- 3.70. The long-term project being delivered through the Strategy Support Partnering Services appointment as part of the PMO will deliver flood protection improvements adjacent to the proposed new urban park, whilst providing access and egress to the beach for all.

Community Involvement and Engagement

- 3.71. A detailed consultation plan covering the Beach Development Framework was prepared and implemented. A consultation report is contained in Appendix A.
- 3.72. The consultation sought views on three topics:
 - The Beach Development Framework
 - The Strategic Environmental Assessment
 - Temporary transport interventions implemented on Beach Boulevard and south Esplanade.

3.73. A total of 713 online and hard copy responses were received with the following headlines:

- Development Framework – 55% generally supportive, 24% neutral/uncategorised and 21% unsupportive.
- Strategic Environmental Assessment -there were 57 relevant responses with 22 being positive, 20 negative and 4 neutral and 11 unclear.
- 52% of the 484 responses to the temporary transport interventions have a preference that they should be removed

On 12th September, the public consultation stage of engagement was launched. The six-week programme of activity comprised:

- Consultation information being available to view on line via the [Council's Consultation Hub](#)
- In person drop in consultation events staffed by design team representatives and council officers, held in the Beach Ballroom on
 - Tuesday 13th September, 2pm-8pm
 - Thursday 29th September, 2pm-8pm
 - Saturday 8th October 12 noon – 6pm
- Local community events held in Footdee and Seaton. These were designed in conjunction with local community representatives to reflect local requirements:
 - In Fittie (Footdee), on 11th October a public drop in, presentation and “town hall” style meeting was held from 5pm-7pm.
 - In Seaton, on 19th October an informal drop in was held from 10am to 2pm to coincide with a weekly coffee & conversation session.
- A live online webinar style event was held on 13th October from 5.30-6.30pm where the Council's Senior Responsible Officer and design team members gave a short presentation with a Q&A session.
- A summary display of information in the reception area of the Council's Marischal College.
- Parallel Children & Young Person engagement including:
 - An awareness ‘road trip’ to 6 primary and 2 secondary schools took place on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge.
 - Theatre-based workshop for 10 to 17 yr olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

3.74. Appendix A documents the matters raised as part of the consultation. Positive comments can be themed as support for:

- Regeneration benefits
- Stadium, Leisure and Ice Rink Facilities
- Beach Village

- Boardwalk/Pier
- Reduction in traffic/active travel infrastructure
- Improved connectivity with city centre

Matters raised can be grouped into the following themes:

- Traffic management, public transport and parking
- Water safety and access
- Location of beach village
- Design and safety of boardwalk/pier
- Football Stadium
- Funding & deliverability

3.75. Appendix A contains recommendations on how matters raised should be addressed and can be summarised as:

- Traffic Management, public transport and parking – light touch changes to ensure appropriate emergency water safety access.
- Traffic Management, public transport and parking – improved communications required to explain permitted vehicle movements and parking arrangements.
- Water safety, access and location of beach village – Development Framework should be considered locations for additional beach village location towards Fittie.
- Design and safety of boardwalk/pier.
- Football Stadium – is the subject of a separate business case to be determined by Council.
- Funding and deliverability.

4. FINANCIAL IMPLICATIONS

- 4.1. The Council Budget meeting on 10 March 2021 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 the Beach area.
- 4.2. The Council will continue to facilitate the next phase of design works with Hub North Scotland Limited and the supply chain of current contractors who will undertake works relating to two or more workstreams allowing lower cost.
- 4.3. It is widely reported that Brexit (increased tariffs and product manufacturer delays), manufacturing delays associated with the Covid Pandemic, supply issues due to the conflict in eastern Europe and the energy crisis are resulting in unprecedented price increases across the UK. The cost impact of these issues on the project continue to be monitored by the project team and necessary allowances have been included in the cost plan in-line with current industry forecasts and those of the supply chain.

- 4.4. There are no financial implications at this time in relation to projects within this report.

5. LEGAL IMPLICATIONS

- 5.1. The Beachfront Development Framework will inform planning applications, but each application will be decided on a case-by-case basis by the Planning Authority.
- 5.2. The Council has commenced an extensive title examination of areas covered within the Beach Masterplan to determine if there are any ownership, third-party right, and/or Common Good Land issues affecting the review site. No material issues have been identified to date as part of this process.
- 5.3. As each project proposal progresses, they will be examined and managed within the professional scope of property / conveyancing industry accepted standards, ensuring all due diligence exercises and pre-contract enquiries are complete and satisfactory.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1. The Draft Beachfront Development Framework is accompanied by a Strategic Environmental Assessment Scoping Report. This Scoping Report will be circulated to the consultation authorities (Nature Scot, Scottish Environment Protection Agency and Historic Environment Scotland (for Scottish Minister)) and subsequently progressed into an Environmental Report to accompany to final Framework document.
- 6.2. The Draft Development Framework makes reference to commitments by ACC through the Local Outcome Improvement Plan 2016-2026 to Aim for a net-zero operational development with active travel at its core which will create a key sense of 'Place' to the Beachfront.
- 6.3. The Development Framework also makes reference to Net Zero and Sustainability Policies and sets out the aspirations, Aberdeen City Council's 'Net Zero Aberdeen Route map towards becoming a net zero emissions city by 2045' sets out the approach, pathway and actions towards net zero and climate resilient Council assets and operations, by 2045. Energy-efficient design proposals will require to be incorporated within any design proposals and concept masterplan alongside renewable and low carbon energy sources, with consideration necessary to understand how further decarbonisation could be achieved in the future.
- 6.4. In addition to the energy approach the Draft Development Framework will seek to promote biodiversity and the protection of the natural assets found within the Beachfront area. Any development will require to be cognisant of the recommendations of the suite of Aberdeen City Council guidance.

- 6.5. The Draft Development Framework makes reference to the Energy Strategy - the energy strategy for the proposals still requires to be fully developed but is likely to include one Energy Centre located at the potential Leisure Centre to serve the entire development.
- 6.6. Architectural interventions in the Draft Development Framework are proposed to adopt some Passivhaus style construction principles such as super insulated building envelopes, high performance glazing and mechanical ventilation with heat recovery. They will also likely feature the use of smart controls, an off-site sourced 'green electricity' supply and some on-site renewable technologies including Photovoltaic Panels with associated battery storage. Distribution of heating & cooling is likely to be via an Ambient Loop system with water-to-water heat pumps connected to terminal units throughout. For added resilience back up heating & power could be sourced from the existing Aberdeen Heat & Power District Heating System which it is anticipated will switch to a green hydrogen fuel source in the future.
- 6.7. Again, reference is made in the Draft Development Framework to Net Zero Carbon Aspirations – the project gives a platform to incorporate new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. Additionally, there is scope for a solution which aligns with Aberdeen City Council's hydrogen strategy, to generate demand and interest in hydrogen as a power source in order to achieve their climate goals and to capitalise on the unique skills-base of the region.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic	Failure to proceed with the Beachfront Masterplan impacts on wider City commitments and economic targets.	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	Yes
Compliance	Council title issues and other	The Council have undertaken an extensive title	L	Yes

	competing third-party rights.	examination and engagement of a Third-Party review.		
Operational	Beach Boulevard/Beach promenade traffic arrangements	Significant consultation with Council Roads and Planning Teams, Bus companies and Emergency services planned.	M	Yes
	Sufficient capacity of resources with Councils teams to meet programme objectives	Resource review ongoing and augmented support through the PMO	M	Yes
Financial	Budget pressures due to current market volatility.	Robust budgets established. Independent monitoring process established. With PMO early supply chain mitigations action plan established across the programme.	M	Yes
	Removal or reduction in anticipated funding Streams.	Continual engagement and monitor of ongoing funding applications.	M	Yes
Reputational	Failure or delay in proceed with the recommendations	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	Yes
Environmental & Climate	Coastal flooding risk	Engagement with Flooding Team, local community groups and understand that risk exists mitigated by Coastal Defences. Respond to risks identified as	M	Yes

		part of coastal studies.		
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8. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
Impact of Report	
Aberdeen City Council Policy Statement	Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan. 1. – Continue to maximise community benefit from major developments.
<u>Aberdeen City Local Outcome Improvement Plan</u>	
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	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 Supports Outcome 15 38% of people walking and 5% of people cycling as main mode of travel by 2026.
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.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Neutral Impact
Data Protection Impact Assessment	DPIA Screening Questions completed. Neither a brief DPIA or full DPIA is required at this stage
Other	Strategic Environmental Assessment Scoping Report (Appendix C)

10. BACKGROUND PAPERS

- Council Decisions 13 December 2021
<https://committees.aberdeencity.gov.uk/documents/g7675/Decisions%2013th-Dec-2021%2010.30%20Council.pdf?T=2>
- Report to Council 28 February 2022
<https://committees.aberdeencity.gov.uk/documents/s129266/220228%20City%20Centre%20Masterplan%20Update%20Report.pdf>
- Council Decisions 28 February 2022
<https://committees.aberdeencity.gov.uk/documents/g8184/Decisions%2028th-Feb-2022%2010.30%20Council.pdf?T=2>

11. APPENDICES

Appendix A: Development Framework Consultation Report (Appendix A of Report COM/22/292 – Beach Masterplan – Short Term Interventions)

Appendix B: Delivery Timeline

Appendix C: Key Features Legend

Appendix D: Leisure Centre, Linx Ice Arena and the Beach Ballroom OBC

12. REPORT AUTHOR CONTACT DETAILS

Name	Craig Innes
Title	Chief Officer – Commercial & Procurement
Email Address	cinnes@aberdeencity.gov.uk
Tel	01224 522000