

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Finance and Resources
<b>DATE</b>	17 May 2023
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Capital Programme Delivery: Projects Update
<b>REPORT NUMBER</b>	RES/23/137
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	John Wilson
<b>TERMS OF REFERENCE</b>	1.1

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### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to summarise the general progress of delivery of key capital expenditure projects identified within the approved Capital Programme from the General Fund and Housing Revenue Accounts.
- 1.2 In addition, the report highlights those issues considered worthy of particular note which are specific to individual programmes/projects.

### 2. RECOMMENDATION(S)

That the Committee :-

- 2.1 Note the status of delivery of the Section 3 highlighted programmes/projects contained within the approved Capital Programme.

### 3. CURRENT SITUATION

#### Background

- 3.1 At the Finance & Resources meeting held on Wednesday 1 February 2023 a new reporting content/style was submitted to inform key project updates within the approved General Fund and Housing Capital Programme. This report continues with that format and reports progress since then in terms of, but not limited to, contract/construction issues, timeline delivery and financial viability.

#### Union Terrace Gardens

- 3.2 Practical Completion was achieved on 22 December 2022
- 3.3 Preparations are underway for the turfing of the lower gardens. Following poor periods of weather Aberdeen City Councils Operations and Protective Services

are monitoring weather conditions for a favourable window to complete turfing works. Progress is wholly weather dependant to ensure the area is as best it can be for future events and ongoing public use.

- 3.4 Snagging works continue across the project with weekly progress updates between contracting parties.
- 3.5 A closing date for parties interested in leasing the Burns Pavilion was set for 28 February 2022. Discussions are currently ongoing between interested parties.

### **Countesswells Primary School**

- 3.6 The Council took possession of the new building on 1 March 2023. The Countesswells School has moved to this new location for Term 4, following the recent Spring holiday.
- 3.7 As reported previously, there are existing developer obligations in accordance with an agreed Section 75 agreement, however members will be aware the developer Countesswells Development Limited went into administration. Officers are still seeking clarification on what this means in relation to funding and other related commitments.

### **Torry Primary School and Hub**

- 3.8 The works are progressing with the construction circa 70% complete. The expectation is the school will be complete by Autumn 2023, as planned.

### **Tillydrone Primary School**

- 3.9 A project update was provided at the last committee meeting in March 2023 noting the appointment of the Principal Contractor and the anticipated financial savings. The target date for completion of the project is Summer 2024.

### **Bucksburn Temporary Accommodation**

- 3.10 As noted in Appendix 1, this project is nearing completion, with only the covered walkway and external landscaping works still outstanding.
- 3.11 Occupation of the temporary accommodation is expected in May 2023.
- 3.12 Notification is also provided that the project is experiencing a number of cost pressures, which will require virement of monies from the contingency budget line. Officers are currently quantifying the extent of additional monies.
- 3.13 The primary reasons for this are there have been several variations which have been mainly attributed to the civils works (deeper than expected foundations and unforeseen utility diversions), and also significant legal expenses (from NYOP, the Funders Legal team, along with the requirement of specific requested technical reports).

### **B999 Shielhill Road Junction**

- 3.14 As reported previously, the project's delivery timeline will be determined by the time taken to obtain the necessary land to build the scheme.
- 3.15 The project's land footprint is now defined. Owner verification activity is underway. Approaches for voluntary land purchase will be progressed through Spring and Summer. However, it now appears likely that the owners of some land (required for the junction improvement) are unable to be identified, because of very old title information.
- 3.16 This will likely lead to the need for a Compulsory Purchase Order (CPO) to be progressed later this year. The implications of this are that land assembly will not be completed this year, with the CPO process likely adding 12-24 months to the project programme.

### **South College Street Junction Improvements (Phase 1) Construction**

- 3.17 Local company W M Donald has been appointed as the main contractor for the project. The main project works commenced on site in June 2022. Works are progressing and the substantial completion date is still expected to be Spring 2023.
- 3.18 Significant progress has been made on carriageway widening activities on Palmerston Place and South College Street between its junctions with Wellington Place and Riverside Drive. The creation of the new junction on North Esplanade West with Palmerston Place now well advanced.
- 3.19 The project requires a significant number of utility apparatus diversions, a number of which lie on the work programme critical path. The majority are now complete; however, delays have been incurred due to the volume and complexity of telecoms apparatus to be diverted by Openreach.
- 3.20 While performance has been generally acceptable and should see the majority of the project roads open on time, there are ongoing available space difficulties with the concentration of utility apparatus at the North Esplanade West/ Palmerston Place junction near Old Ford Road. Significant effort is being made by all parties to resolve matters; however, it is likely the effects of this work will prevent the additional Palmerston Place left turn lane being brought in to use until late Summer.

### **Energy from Waste (EfW) Construction**

- 3.21 Works are progressing and the completion date is still expected to be Summer 2023. As noted previously the delivery of the project to date has been hampered by several issues, both internally and externally. There is still a significant risk that external impacts may continue to affect the anticipated delivery timeline and budget.
- 3.22 The Principal Contractor continues to receive and manage the three councils' waste. Hot commissioning started at the NESS Energy facility on 24 February

2023, first waste deliveries commenced on 27 February 2023 and the first combustion of waste occurred on 31 March 2023. The Councils are now delivering waste to the site according to the needs of the commissioning programme.

- 3.23 With reference to paragraph 3.21 above, the Contractor is seeking recompense through the Contract.
- 3.24 The Contractor has sought adjudications to consider several contractual matters. These are in the form of claims for both time and money. To date these claims have been successfully defended and dialogue has been opened to seek resolution of matters out with the adjudication/arbitration mechanisms. As claims are submitted, they are being considered in accordance with the contract between the parties and as such additional expenditure will be incurred in protecting the Councils' position. At this stage these costs can be accommodated within the approved project budget.

### **New Mortuary at Aberdeen Royal Infirmary (ARI)**

- 3.25 As noted previously work commenced on the new Mortuary at Aberdeen Royal Infirmary (ARI) on Monday 10 October 2022
- 3.26 The project is still at an early stage with the Principal Contractor advancing his design work packages. He has also placed some, but not all, advance orders for materials and commodities, such as but not limited to, structural steelwork, timber trusses, roof cladding, windows and doors.
- 3.27 Vegetation site clearance with following Ground Penetration Survey (GPS) is now complete which enabled the site establishment. Sub structure and retaining wall works (where necessary) and drainage works are now being taken forward.
- 3.28 The project is planned to be complete in Spring 2024.

### **Complex Care**

- 3.29 The Strategic Business Case for the project was approved at Finance and Resources in December 2022 with the Outline Business Case approved at Finance and Resources Committee in March 2023
- 3.30 Officers with external support are currently working through RIBA Stage 3 design works, targeting a construction period start in Winter 2023/24.

### **Housing Revenue Account (HRA)**

- 3.31 As reported to the last committee the Kaimhill and Tillydrone projects are both progressing and works have been suspended at Craighill and Kincorth.
- 3.32 As noted previously the two remaining projects at Craighill and Kincorth are at a stage where the enabling works for both projects are complete. Following the last committee, there is an ongoing high level value engineering exercise being

carried out by the design team to consider a number of options on both sites, to allow a more cost effective capital cost for each project.

- 3.33 The design works include reviewing external finishes, reducing storey heights from four storeys to three storeys on the blocks of flats and considering moving away from the Gold standards, either as a whole, or in part, to Silver standard.
- 3.34 Consideration is also being given to phasing the sites over a longer period to reduce the short term impact on the capital budget by spreading costs over a two or three year period, with budget costs for these different options being prepared.
- 3.35 This work on options will allow the Chief Officer - Capital to submit an updated report along with recommendations to the forthcoming Finance and Resources Committee to be held on 9 July 2023 for consideration and approval.

### **Summerhill New Build Housing**

- 3.36 Five of the blocks at Summerhill have now been handed over with three remaining to follow. Block 6 is planned to be handed over in May 2023 with Block 8 in Autumn 2023 and the final block, Block 7, handed over in Spring 2024.

### **Cloverhill New Build Housing**

- 3.37 The project continues to progress well on site and the first phase of units will be handed over in Summer 2023 with a number of other phases to be handed over between then and 2026.

### **Clinterty Travellers Site**

- 3.38 Works commenced in October 2022 to upgrade the Gypsy Traveller site at Clinterty with a budget of £6.5m, which is circa 50% funded by the Scottish Government. The Contractor for the works is the Council's Building Services. The expectation is the works will be complete by Summer 2023 as planned.

### **Unable to be Relet (UTBR)**

- 3.39 As reported previously, following a period of discussion and negotiation throughout Summer/Autumn 2022, Council Officers secured funding support grant of circa £6.15m from the Scottish Government Ukraine long term resettlement fund.
- 3.40 Officers have completed the initial tender process and three external contractors have been successful in progressing onto a framework to carry out the works. Work is now being allocated to each of them that aligns with their capability and current availability of resources. We expect the extent of this work will ramp up as the weeks progress.
- 3.41 Work continues to progress well with approximately 320 units now had refurbishment / repair works carried out with the orders for furnishings/white

goods following where necessary. Work continues with housing colleagues to allocate the completed units to Ukrainian households as they become available. Approximately 125 units are now occupied.

#### 4. FINANCIAL IMPLICATIONS

4.1 Notwithstanding all of the above, the Chief Officer – Capital continues to review the approved Capital Programme in light of external pressures, such as, but not limited to;

- Inflation
- Energy supply and cost
- Covid 19 impacts
- War in Ukraine and
- Brexit.

4.2 There is still a significant risk that costs will increase for those projects under construction and also those in the future pipeline. Close collaboration is being maintained with finance colleagues.

#### 5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from the recommendations of this report. However, there may be implications as part of the wider regular Capital Programme review as noted in section 4. Any legal implications, should they apply, will be considered as part of that review.

#### 6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations of this report. However, there may be implications as part of the wider regular Capital Programme review as noted in section 4. Any environmental implications, should they apply, will be considered as part of that review.

#### 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?
<b>Strategic Risk</b>	Failure to manage Council finance and resources could lead	Regular financial reporting and monitoring activities, to incorporate		

	to failure to achieve strategic objectives.	financial resilience to address financial pressures arising in year is maintained and monitored.	M	Yes
<b>Compliance</b>	Failure to be able to comply with project requirements	Increase site visits and monitoring of the construction works. If required, review alternative options as soon as possible.	L	Yes
<b>Operational</b>	Balancing the pressures of finite resources both internal and external to the Council	Regular engagement between relevant Clusters within the Council along with ongoing engagement with Framework hosts, Suppliers, Procurement & Services re alternative products or delivery methods.	M	Yes
<b>Financial</b>	Escalation of costs  Differing market conditions depending on commodity/service	Development of suitable price mechanisms.  Use of Business Intelligence to predict market changes/trends.  Price Increase Request Process.  Market engagement/use of business intelligence to assist in predicting market changes and trends.	M  M	Yes
<b>Reputational</b>	Programmes/projects being delayed or stopped	As above.	M	Yes
<b>Environment / Climate</b>	Failure to consider sustainable options due to costs.	Ensure all contracts consider environmental considerations, and early market engagement is conducted to seek market intelligence.	M	Yes

## 8. OUTCOMES

<u><b>COUNCIL DELIVERY PLAN 2022-2023</b></u>	
<b>Impact of Report</b>	
<b>Aberdeen City Council Policy Statement</b>  <u><b>Working in Partnership for Aberdeen</b></u>	Reviewing the approved Capital Programme in light of the cost pressures resulting from external drivers, will enable the Council best to meet and prioritise the delivery of its capital funded programmes /projects.
<u><b>Aberdeen City Local Outcome Improvement Plan 2016-26</b></u>	
Prosperous Economy Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Prosperous People Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Prosperous Place Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
<b>Regional and City Strategies</b>	Reviewing the approved Capital Programme in light of the cost pressures resulting from external drivers, will enable the Council best to meet and prioritise the delivery of its capital funded programmes /projects to align with its regional and city strategies.

## 9. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Integrated Impact Assessment</b>	Not required
<b>Data Protection Impact Assessment</b>	Not required
<b>Other</b>	Not required



## **10. BACKGROUND PAPERS**

10.1 Finance and Resources Committee 1 February 2023: Capital Programme Delivery : Projects Update : report no RES/23/043.

## **11. APPENDICES**

11.1 Appendix A – Supporting Project Annex Information

## **12. REPORT AUTHOR CONTACT DETAILS**

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## **Appendix A – Supporting Project Annex Information**

## **Union Terrace Gardens**

Reference is made to report RES/23/043 submitted to the Finance and Resource Committee on 1 February 2023.

Practical completion was issued in December 2022. The Union Terrace Gardens project has seen the development of three new buildings and walkway structures, path network, improved events space and landscaping and restoration of Union Terrace arches and Victorian toilets.

The main contractors project e-newsletter has been updated regularly throughout the construction period to include community updates for UTG – to view online please visit:

<https://spark.adobe.com/page/2d616dac-6ab8-4d25-884b-f52386322fe0>

### 1. Update since last report provided February 2023

Snagging works are progressing well, despite winter weather conditions

Spectra festival has taken place.

### 2. Planned progress in next reporting period:

Weather dependent snagging works will be undertaken during favourable periods of weather.

New doors to public toilets will be installed.

Preparation works following the Spectra Event and placement of new turf to the lower gardens area, weather dependant.

### 3. Spend to end of 2022/23;

<b><u>Gross Budget</u></b>	<b><u>Spend to Date</u></b>
<b><u>£29.8m</u></b>	<b><u>£29.75m</u></b>

### 4. Interdependencies

None

### 5. Progress Photographs

## Countesswells Primary School

This two-stream primary school, with early years provision, is being delivered in accordance with a Section 75 legal agreement dated 20 March 2016. The Council was granted ownership of the allocated site on 14 May 2021.

The Council achieved commercial close, with its delivery partner Hub North Scotland, on 1 October 2021. Hub North Scotland have appointed Morrison Construction as its design-and-build contractor. The construction programme commenced on 15 November 2021 and is due to be completed by Summer 2023.

1. Update since last report provided at February 2023.

The project was completed and handed over to the Council on 1 March 2023. In addition, the Countesswells School has moved to this new location for Term 4, following the recent Spring holiday.

2. Planned progress in next reporting period (consider 3 months)

Snagging works will continue through the period of operational use for a period of 12 months.

3. Spend to end of 2022/23;

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£20.5m</b>	<b>£19.1m</b>

4. Interdependencies

This project is being provided in accordance with the Section 75 legal agreement dated 20 March 2016.

5. Progress Photographs



- View from Primary 1s and 2s play area, to Early Years play area



- Early Years activity area



- Dining and After school activity area



- Gym/ Assembly Hall





- Primary 3s & 4s activity area



- Primary 5s, 6s & 7s activity space and library

## Torry Community Hub and Primary School

This community hub and two-stream primary school, with early years provision, was instructed by the Education & Children's Services Committee, on 1 March 2017, on the site of the previous Torry Academy.

The Council achieved commercial close, with its delivery partner Hub North Scotland, on 18 March 2022. Hub North Scotland have appointed Morrison Construction as its design-and-build contractor. The construction programme commenced on 25 April 2022 and is due to be completed in Autumn 2023.

### 1. Update since last report provided at February 2023.

The construction works are an estimated 70% complete. The works to the external walls, windows, doors, and roof are substantially complete. The internal partitions and first fix service installations are also substantially complete. The internal decoration, and installation of the internal doors and fixed furniture have commenced. Good progress has also been made to the external works to form the seven-a-side pitch and car park. The district heating heat exchanger has been installed within the boiler room.

### 2. Planned progress in next reporting period (consider 3 months).

In the next period it is anticipated that there will be substantial progress to internal decoration, and installation of the internal doors and fixed furniture.

The construction works are anticipated to be 80% completed.

### 3. Spend to end of 2022/23.

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£28.1m</b>	<b>£21.7m</b>

### 4. Interdependencies

The cost of the asbestos removal and demolition of the previous Torry Academy building have been factored into the overall capital development cost of the project.

This project has met the requirements of the Regeneration Capital Grant Fund and, as a result, £2m was claimed towards the cost of this project on 31 October 2019. This grant was awarded so as to allow the development of a Community Hub which is tailored to meet the needs of the community.

Developer obligation funding of £283K has also contributed towards this project.

## 5. Progress Photographs



View from new building towards Tullos Place



View from car park towards south east elevation



Primary 3s and 4s activity area



Library area

## Tillydrone Primary School Project Update

Following a special Committee meeting of Education & Children's Services on 1 March 2017, a decision to implement the proposal for a new 3 stream non-denominational school building with early learning and childcare provision and to relocate Riverbank School to this new building was ratified by Members.

Decisions were made by the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 to progress with the design, development, and procurement of a new school to replace the existing Riverbank School.

The proposed building will take advantage of the change in level on the site, the main public entrance and reception area will be at upper ground floor level and will be accessed from Coningham Gardens. Also located on this floor is the Early Years provision and the multipurpose hall and dining facilities. All the teaching accommodation is located on the lower ground floor with all class bases afforded direct access to external space.

1. Update since last report provided at February 2023.

Following tender evaluation, Robertson Construction were appointed as Principal Contractor. The contractor has made progress on developing the superstructure design which is a contractor designed element.

2. Planned progress in next reporting period (consider 3 months)

Robertson Construction will take possession of the site. Construction works are to commence in the summer once the superstructure (cross laminated timber) is fabricated and delivered to site.

3. Spend to date

Spend to the end of 2022/23 is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£41m</b>	<b>£7.49m</b>

4. Interdependencies

Decant of existing Riverbank School thus allowing redevelopment of the existing building to relocate St Peters (RC) School.

5. Progress Photographs

None

## Bucksburn Temporary Accommodation Update

Capital funding was approved at the Budget Meeting in March 2022 to provide modular accommodation at Bucksburn Academy to meet the expected increase in pupil roll for August 2022. Bucksburn Academy was built in 2009 and was delivered as part of Aberdeen City Council's 3Rs Public Private Partnership (PPP) project which delivered 2 secondary schools and 8 primary schools. The school is operated and maintained by the 3Rs company, NYOP Education, under a PPP contract. Any short-term options to increase the capacity of the school on a non-permanent basis (e.g. the installation of modular accommodation) can only be carried out with the agreement of NYOP and funders consent.

To help facilitate progress and mitigate programme delays, ACC's Legal Team has worked very closely with NYOP to progress the contractual nature of this change which has allowed the project team to progress with the project over the last 12 months.

### 1. Update as of February 2023

The main works are now complete and a temporary occupation certificate was issued in March 2023. The remaining works to complete the covered walkway and landscaping will be carried out in May.

### 2. Planned progress in the next reporting period (consider 3 months)

It is expected that the project will be fully completed, and the full occupation certificate will be issued.

### 3. Spend to date

Spend to end of 2022/23 is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£2.560m</b>	<b>£ 2.295m</b>

### 4. Interdependencies

The temporary units only have planning permission for up to 5 years. The additional capacity will be accommodated within the planned permanent extension to Bucksburn Academy.

### 5. Progress Photographs (from January 2023)





Classroom



Installation of the units

## South College Street Junction Improvements (Phase 1)

When complete the project will support the City Centre Masterplan's infrastructure strategy for bus priority measures aimed at removing the impact of congestion on bus journey times through the city centre. The project is jointly funded by Aberdeen City Council and a grant from the Scottish Government's Bus Partnership Fund.

1. Update since last report provided at February 2022 (Capital Programme Committee):

Further significant progress has been made on carriageway widening and alteration activities on Palmerston Place and South College Street between its junctions with Wellington Place and Riverside Drive. The creation of the new junction on North Esplanade West with Palmerston Place is also well advanced.

The temporary reopening of South College Street (southbound) between its junctions with Wellington Place and Millburn Street was achieved. Commencement of work to reconfigure the South College Street/ Millburn Street junction is underway.

2. Planned progress in next reporting period (consider 3 months):

The full reopening of South College Street and North Esplanade West the commissioning of all traffic signal controlled junctions. The opening of new footways and cycle tracks adjacent to the project roads.

3. Spend to the end of 2022/23 is as follows

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£10.7m</b>	<b>£5.377m</b>

4. Interdependencies

The project will support the City Centre Masterplan's infrastructure strategy for bus priority measures enabling the implementation of public realm enhancements along Guild Street and Union Street, providing alternative options to accommodate the rerouting of vehicular traffic.

The corridor's improved capacity and operation will also complement its position in the new roads hierarchy. In tandem the project will enhance infrastructure for walking and cycling along its length.

5. Progress Photographs



North Esplanade West looking toward Palmerston Place prior to works start



North Esplanade West looking toward Palmerston Place January 2023



North Esplanade West looking toward Palmerston Place West April 2023



South College Street looking towards Bank Street July 2022



South College Street looking towards Bank Street April 2023



South College Street looking towards Wellington Place January 2023

## NESS Energy Project Update

On 4 March 2019, the Council approved the award of the Ness Energy Project Residual Waste Treatment contract for the implementation of the Project to EFW Ness Limited, a wholly owned subsidiary of Acciona Industrial UK limited and an Inter-Authority Agreement, IAA3. Similar approvals were given by Moray Council and Aberdeenshire Council on 4 March 2019 and 7 March 2019 respectively. The contract was signed on 8 August 2019 and construction commenced shortly after.

The contract requires that EFW Ness Limited design, build and operate an energy from waste facility capable of treating 150,000 tonnes of non-recyclable waste per year and produce approximately 12MW of electricity for export to the National Grid and supply up 10MW of heat in the form of hot water to a district heating scheme to be developed separately by Aberdeen City Council.

The contract foresees a construction period of three years and an operations period of 20 years. The construction works have been delayed in part by the Covid pandemic but also as a result of other factors.

1. Update since last report provided at February 2023.

Construction works have continued, and the mechanical and process plant is substantively complete. Civils and structural works are well advanced with the exception of the administration building and the upper enclosure (roof), which is now scheduled for completion in Summer 2023. Cold commissioning has been completed on areas required for the start-up of the combustion and electricity generation process. Hot commissioning is now underway, including the operation of the facility on waste delivered to the plant by Aberdeen City and Aberdeenshire Councils.

2. Planned progress in next reporting period (consider 3 months)

Construction works will be substantially complete with the exception of the upper enclosure, which the contractor reports will be approaching completion in July. Remaining cold commissioning packages will be completed and the electricity turbine will be brought into operation and electricity exported to the national grid for the first time. Delivery of waste from Moray council is imminent meaning all three councils will be delivering their waste to the facility.

3. Spend to date

Spend to the end of 2022/23 is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£70m</b>	<b>£ 56.8m</b>

#### 4. Interdependencies

The three councils' waste services are migrating their waste deliveries to the NESS Energy facility and the Project Team is maintaining close contact with colleagues to ensure a smooth transition.

#### 5. Progress Photographs

View from Site Entrance April 2023





## Aerial Photos







## North East Scotland Joint Mortuary Project

In March 2020 the appointment of Kier Construction (PSCP) & AECOM (CA & PM), following a competitive tender process, for the development of a new facility to replace the two existing Aberdeen based mortuaries with a purpose-built facility. This new facility will be operated as a single integrated multi-partner, multi-purpose mortuary serving all providers including NHS Grampian, Aberdeen City Council, Aberdeenshire Council, Moray Council, Orkney and Shetland Island Councils, the University of Aberdeen, Crown Office Procurator Fiscal Service and Police Scotland.

The contractor started with the ground works on 10/10/22, which are due for completion in Spring 2023 and this will be the focus for the next reporting period. The overall construction completion is targeted for Spring 2024.

### 1. Update since last report provided in February 2023:

- Grid Line 1 retaining wall completed with the base, pads and wall poured with preparation for the service divisions. Last remaining pad formed and poured that completes the connection from South to East.
- Grid Line BB East Side works progressing on programme with the bases & pads completed with last sections of the wall in progress. With the last remaining pours on the North East and South East corner that connect South to East.
- PM room excavations completed with the lower slab 50% completed, which has unlocked the lower level wall foundation that are progressing well. Second section of the PM slab will be completed within the month allowing the completion of the lower-level walls PM retaining walls.

### 2. Works to be progressed over the next period.

- Compound hoarding for the site.
- Services Diversion water testing for the Service Diversions.
- Services Diversions (Heating Main / Water Main / Fire Main and BMS) by NGB
- SRC Retaining wall connecting the South to the East completion.
- SRC Bases/Walls to Lower Level to be completed.

### 3. Spend to the end of 2022/23 is as follows.

<b>Construction Budget</b>	<b>Spend to Date</b>
<b>£31m</b>	<b>£1.92m</b>

### 4. Interdependencies

The delivery of this project will facilitate closure of the existing Council managed mortuary at Queen Street.

## 5. Progress Photographs



Grid Line 1 retaining wall



Grid Line BB East Side



PM room excavations completed with the lower slab 50% completed,



## ACC Tillydrone

The Tillydrone housing project is part of the wider Aberdeen City Council Housing Programme 2022. The purpose of the wider housing programme is to address a long-term shortage of affordable social rented housing in the city.

The supply of affordable private rented sector housing has increased significantly within the city since 2014 and efforts now need to concentrate on addressing the continuing shortage of affordable social rented housing. Therefore, Aberdeen City Council (ACC) is undertaking a new build housing programme which presents an opportunity to create 21st century housing that is high quality, economic, sustainable, energy efficient and incorporates a degree of flexibility to meet the future needs of tenants.

The proposed new development is located on the former St Machar Primary School in the Tillydrone area of Aberdeen. The site is bound on the North by Aberdon Court, the East by Tillydrone Avenue, the South by Harris Drive and the West by West by Conningham Terrace and the boundary with the new Riverbank Primary School site.

CHAP Construction have been appointed as the Principal Contractor responsible for construction, with works commencing on 22/11/2021.

### 1. Update since last report provided at February 2023

The Tillydrone housing project is progressing well, with internal works ongoing to Block 6 and 9. Superstructure works remain ongoing for Blocks 1,2,3,4,7 & 8. The programme is currently 2 weeks behind schedule due to inclement weather conditions which hampered the contractor's ability to progress superstructure works. They will aim to accelerate works where appropriate to bring the project back in line with the contract programme.

### 2. Planned progress in next reporting period (consider 3 months)

Within the coming period, the contractor will confirm the availability of the sample room for ACC review. Discussions currently remain ongoing in relation to the partial possession of the South site prior to completion of the North site as the opportunity will depend on the completion of the required utilities.

### 3. Spend to date

Spend to the end of 2022/23 is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£24.7m</b>	<b>£11.1m</b>

#### 4. Interdependencies

The project requires Aberdeen Heat and Power to extend the supply network to the boundary of the site, which will allow connection to the site distribution network.

#### 5. Progress Photographs

None.

## ACC Kaimhill Project Update

The project is to construct a mix of 35 no. bungalow's/housing units to Gold Standard, this will be across 9 blocks and also include a new community play park and community green space. The site is greenfield albeit a bowling green and tennis court habiting the plot prior to construction.

On 9 May 2022, Bancon were given access to the site to commence the works. All planning pre-commencement conditions have been approved, discharging Condition 1 from planning.

Works have been progressing well on site with main drainage line works and Ground Source Heat Pump (GSHP) works ongoing, approximately 9 boreholes have been completed so far.

The majority of substructure is complete across the site and circa 5 blocks timber kit are fully or partially erected and fit out commenced. Internal joiner works and MEP 1<sup>st</sup> fix have commenced along with roofing works on these blocks. Current programme has a practical completion date of Autumn 2023.

### 1. Update since last report provided at February 2023

The Kaimhill site is progressing well with the majority of the buildings starting to be made watertight.

Block 3 through to block 2 substructure masonry, internal drainage & services and floor slabs complete. Block 1 substructure works to follow on now that the new play park has opened to the public.

On site utilities commenced in March 2023. Section 56 off-site works at Inchbrae Drive also commenced in March and are due to be ongoing for 2 weeks. The off-site pumping main works are to follow from this work once completed.

Blocks 3 – 9 timber kits are complete including window & external door installations. External superstructure snagging is complete to Block 3 with Blocks 4 & 5 ongoing.

Block 2 timber kit erect ongoing with Block 1 to follow on now that the new play park is open, and the old play park has been dismantled ready for ACC to collect.

Roof works complete to blocks 3-5; block 6 ongoing.

Internally, 1st fix joiner / plumbing / heating / electrical complete on blocks 3-7. 1st fix ventilation works ongoing to blocks 3-6 in advance of Ames taping.

### 2. Planned progress in next reporting period (consider 3 months)

Works will continue to progress across all areas and the current programme indicates a completion date in Autumn 2023. However, the contractor has



advised that there is a potential short delay to the planned completion date. This is currently being reviewed with the contractor.

3. Spend to end of 2022/23

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£13.8m</b>	<b>£7.2m</b>

4. Interdependencies

None

5. Progress Photographs

None.

## ACC Summerhill Project Update

The project is to construct 369 housing units to Gold Standard, this will be across 8 blocks with a mix of one, two and three bedroom flats. The site is brownfield, formerly the location of Summerhill Academy. The Principal Contractor for the works is Chap Construction Ltd.

### 1. Update since last report provided at December 2022

Handover dates and project position for remaining blocks:

Blocks 1 + 2: Handover Complete (14.11.22)

Block 5: Handover Complete (12.12.22)

Block 3: Handover Complete (6 February 2023)

Block 4: Handover Complete (20 February 2023)

Block 6: Spring 2023

Block 8: Winter 2023

Block 7: Spring 2024

Block 6: Handover planned for May 2023

Block 8:

Internal blockwork stair cores, precast landings, stairs and concrete lids are finalised. Facade facing brick continues weather dependant. Installation of communal area windows have commenced. Stair core roof infills are finalised facilitating the commencement of Vieo roofing works. Trades 1st fix progress on massing and 2nd fix have commenced. This is now due to be handed over in late Autumn 2023.

Block 7: Stair core blockwork continues to progress weather dependant and precast landing and stairs have commenced. Concrete pours to the West balcony decking structures have been completed. Internally 1st fix electrical works have commenced. This is the last block that is due to be handed over in Spring 2024.

The Lang Stracht/Stronsay Drive junction works are mostly complete and opened to the public, minor works to be completed in the next period.

### 2. Planned progress in next reporting period (consider 3 months)

As noted above.

3. Spend to end of 2022/23

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£57.8m</b>	<b>£50.4m</b>







## ACC: Cloverhill Project Update

The Cloverhill site forms part of the wider Aberdeen City Council Housing Programme to deliver 2000 additional council homes. Cloverhill provides a total of 536 units, 3 commercial units, community centre, football pitch and public park areas in the Bridge of Don area of the city.

Cloverhill is a Developer lead scheme presented by Bancon Homes Limited comprising of 536 units. Bancon started on site on the 7 February 2022, the Practical Completion date for the Project is the Autumn 2026. The Project will be delivered over phases as follows;

Section 1 Build -	Flats (36 units, 3 shops) - Summer 2023
Section 2 Build -	Semi/terrace Mix (31 units) - Summer 2023
Section 3 Build -	Flats & Semi/terrace mix (10 + 48 units) incl comm hall - Spring 2024
Section 1A Build -	Semi/terrace mix (43 units) – Winter 2023
Section 7 Build -	Semi/terrace mix (30 units) – Summer 2026
Section 8 Build -	Semi/terrace mix (23 units) – Autumn 2026
Section 5A Build -	Semi/terrace mix (34 units) & Sports Pitch – Summer 2026
Section 4 Build -	Semi/terrace mix (35 units) – Autumn 2024
Section 2A Build -	Semi/terrace mix (36 units) – Summer 2025
Section 5 Build -	Semi/terrace mix (58 units) – Summer 2025
Section 6 Build -	Semi/terrace mix (70 units) – Winter 2025
Section 3A Build -	Flats, Semi/terrace mix (24 +21 units) – Autumn 2024
Section 4A Build -	Semi/terrace mix (37 units) – Winter 2025

### 1. Update since last provided at February 2023

Cloverhill site is progressing well It was agreed to extend the handover of phase 1 to end of June 2023 and, phase 2,3,1a and 3a have also been pushed out as well.

On Phase 1 the contractor is completing the internals and are to commence internal snagging in the coming period, block two will follow once the scaffold is removed. Quality Assurance Manager and Clerk of Works have reported positive feedback and high standard of workmanship.

### 2. Planned progress in next reporting period (consider 3 months)

There is no change to the overall project programme and works will continue to meet the planned phased delivery .

### 3. Spend to date

Spend to the end of 2022/23 is as follows:

<b>Contract Sum</b>	<b>Spend to Date</b>
<b>£137.5m</b>	<b>£51.7m</b>

#### 4. Site Progress Photographs



## **ACC Greenferns**

The Greenferns site is a 73.6ha site located on the eastern boundary of the city between Bucksburn and Sheddocksley. The Greenferns site is included as an Opportunity Site (Ref: OP 33 & 28) within the adopted Aberdeen Local Development Plan (2017) (ALDP).

The allocation establishes the principle of developing the site as an extension of the city boundary for around 1,470 homes and 10 hectares of employment land. The site is owned by ACC. The site forms an important contribution to the city's future housing and employment land requirements ensuring the area has enough new homes and employment land requirements.

It is anticipated that the overall development of the site will take place over a number of years depending on demand for private housing sites from housing developers, but it is anticipated that this location will positively contribute to the continued growth of the city over the next decade and beyond.

As part of the housing programme ACC identified the opportunity to provide additional social housing and have identified the opportunity to bring forward around 350 new social rented homes as part of the overall development in the early phases of the project with the potential for further social rented units being provided as part of the subsequent phases of the development.

### **1. Update since last Report in February 23**

The Planning Permission in Principle was lodged in February 2023 and the project is currently progressing well through the normal statutory review process in line with normal practice. ACC Planning have indicated that the matter should go to Committee in summer 2023 for consideration.

### **2. Planned progress in next reporting period (consider 3 months)**

The detailed design work for phase 1 of the project along with the site wide infrastructure is now progressing along with the review of the most appropriate approach to providing energy for heating to the scheme in line with the Council's aim of hitting their net zero targets. It is anticipated that the detailed planning application for the phase 1 of the housing development will be lodged towards the end of 2023.



## Site Photograph



## **ACC Greenferns Landward**

The Greenferns Landward site extends to approximately 69.6ha and is located in the Newhills area to the northwest of Aberdeen. The site is predominantly in agricultural use at the present time.

The Greenferns Landward site is included as an Opportunity Site (Ref: OP22) within the adopted Aberdeen Local Development Plan (2017). This establishes the principle of developing the site for around 1,500 new homes. The site therefore forms an important contribution to meeting the City's housing land requirements, ensuring the area has enough new homes to meet demand.

It is anticipated that the overall development of the site will take place over a number of years depending on demand for private housing sites from housing developers, but it is anticipated that this location will positively contribute to the continued growth of the city over the next decade and beyond.

As part of the housing programme ACC identified the opportunity to provide additional social housing and have identified the opportunity to bring forward around 150 new social rented homes as part of the overall development in the early phases of the project with the potential for further social rented units being provided as part of the subsequent phases of the development.

### **1. Update since last report provided at December 2022**

Design progress has been slower than anticipated mainly due to potential issues around traffic capacity in the local road network and the broader road network upgrade requirements needed as part of the larger Newhills Development Framework. The desire for a north/ south link road through all the developments in the Development Framework means that the key junction points require to be agreed for the road through Greenferns Landward. The location of this will allow the design team to review the earthwork and site platforming strategy that is a key part of the development of the masterplan.

### **2. Planned progress in next reporting period (consider 3 months)**

Work is ongoing with ACC Roads and the design team to agree an acceptable solution that will allow the overall masterplan to be developed. The overall project programme has been delayed and it is anticipated that the Planning Permission in Principle will be submitted in Autumn 2023.

## Site Photograph



## Clinterty Travellers Site Project Update

The site redevelopment will increase caravan capacity whilst retaining the provision of 21 individual plots. A mixture of plot sizes will be provided to ensure the site meets the needs of the travelling community.

Each plot has an amenity building providing cooking, washing and storage spaces.

The proposed development has been designed to meet the Scottish Government Interim Site Design Guide for Gypsy/Traveller Sites in Scotland.

The Contractor for the works is the Council's Building Services.

1. Update since last report provided at February 2023.

Civil and utility works have continued throughout the site. 6 amenity blocks have been delivered and installed.

Scottish Government grant (£2,455,302) for 2022/23 was claimed.

2. Planned progress in next reporting period (consider 3 months)

The remaining 15 modular units will be constructed off site, delivered and installed on site in 2 phases. Civil and utilities works will continue to progress prior to the erection of plot fencing and soft landscaping.

3. Spend to date

Spend to the end of Q4 2022/23 financial is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£6.48m</b>	<b>£2.026m</b>

4. Interdependencies

None.

5. Progress Photographs

April 2023

