

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	26 March 2025
EXEMPT	None
CONFIDENTIAL	No
REPORT TITLE	Capital Programme Delivery: Projects Update
REPORT NUMBER	CR&E/25/066
DIRECTOR	Gale Beattie
CHIEF OFFICER	John Wilson
REPORT AUTHOR	John Wilson
TERMS OF REFERENCE	1.1

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 The report highlights those issues considered worthy of particular note which are specific to individual programmes/projects.
- 1.3 In addition, the report also incorporates a review of any recent reprofiling of the General Fund Capital Programme, which has been carried out to take account of any current project related factors.

2. RECOMMENDATION

That the Committee :-

- 2.1 Note the status of delivery of the Section 3.0 highlighted programmes/projects contained within the approved Capital Programmes.

3. CURRENT SITUATION

Background

- 3.1 At the Finance & Resources Committee 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.

- 3.2 In late 2023, following discussion with the Convener of the Finance and Resources Committee it was agreed that it would be appropriate for the timing and management of the delivery of the new housing developments (under construction) to be reported to the Communities, Housing and Public Protection Committee. This is with the understanding that any contractual/financial issues would continue to be reported to this Committee.

Tillydrone Primary School (New Riverbank Primary School)

- 3.3 Whilst good progress has been made since last reported the overall works have been affected by a number of factors, such as but not limited to; variations, poor weather and new utility connections works all of which are out with the control of the Principal Contractor.
- 3.4 Whilst this has delayed the overall programme. The contracting parties have reviewed the impacts of all these factors and are confident that practical completion can be achieved with the purpose of achieving an opening in May 2025. This would allow the pupils of the existing Riverbank Primary School to decant to the new school in advance of the summer recess.

B999 Shielhill Road Junction

- 3.5 Officers have experienced competing demands with regard to workload within the Roads Project Team. To this end, whilst having cognisance of critical future dates, external resources were commissioned to support the design development. This resulted in the detailed design stage extending, with completion now expected in April 2025, however as noted below at paragraph 3.6, all future milestones remain on track.
- 3.6 Following the instruction of Council on 21 August 2024 the necessary Compulsory Purchase Order was made on the 18 September 2024. No objections to the order were received and it is now with Scottish Ministers for their decision.

Updated programme for project:

MILESTONES	INDICATIVE TIMELINE
Completion of Detailed Design and Preparation	April 2025
Compulsory Purchase Order Confirmation & General Vesting Declaration	Jul-25
Commence Procurement	Sep-25
Contract Award	Oct-25
Full Opening	Aug-26
Project Close	Aug-28

- 3.7 As a result of the design development an updated cost estimate was prepared and considered at the Council (Budget Day) meeting held on Wednesday 5 March 2025.

Energy from Waste (EfW) Construction

- 3.8 Following a successful negotiation, final agreement has been reached on the EPC (engineering, procurement and construction) part of the contract and all outstanding adjudications are now closed.
- 3.9 There continue to be a small number of ongoing snagging matters to be dealt with which are expected to continue for approximately another 3-4 months.
- 3.10 The Services Phase of the contract is now underway and has just completed its first full year. The Operations Cluster now lead and resolve any operational issues on behalf of the three authorities (Aberdeen City, Aberdeenshire and Moray).
- 3.11 The 12-month Reliability and Performance Test began in June 2024. This is the final contractual test which sets out to demonstrate that the performance of the facility complies with the contract specification. Successful completion of this test will signify the conclusion of the construction phase of the project.

New Mortuary at Aberdeen Royal Infirmary (ARI)

- 3.12 As previously highlighted, the delivery of the project has been hampered by a number of factors. Since the works were procured as a 'Design and Build' Form of Contract, the significant proportion for this delay rests with the appointed Principal Contractor. Notwithstanding this the contractual parties continue to monitor progress to see where any improvements can be made with the delivery date.
- 3.13 The delay has an impact on the coordination of the closure of the existing Council mortuary facility at Queen Street. The interdependence of this element with the delivery of the new facility is being closely monitored and co-ordinated in line with the updated programme.
- 3.14 The current expectation is that the project will be complete in Spring 2025. The operating agreement between Partners (Aberdeen City Council and National Health Service) is now ready to be implemented. In order to facilitate the earliest date for becoming fully operational it is expected that a 4 week period will be necessary post practical completion of the works for commissioning purposes.
- 3.15 Leading up this, the contracting parties are in dialogue with the intention of reaching a successful negotiation and final agreement to allow all outstanding contractual matters to be closed.

Bridge of Don Household Waste Recycling Centre (HWRC)

- 3.16 The work is progressing onsite in line with the programme, planning activities over the next month include placing sub-base and blacktop for the loop road, drainage channels, concrete preparation and kerbing.
- 3.17 The Project commenced on the 5 August 2024 with a project completion date expected in May 2025.

Tolbooth – Roof and Parapet Works (Condition & Suitability Programme)

- 3.18 The works to repair and conserve the external fabric of this grade A listed, early 17th Century building are scheduled for completion in late Spring 2025.
- 3.19 Skilled craftsmen including leading lead workers, masons and joiners have been used to repair and reinstate its external fabric. Repair of the lead spire and central stone tower have been completed. Remaining works include the roof above the Civic Room above Lodge Walk and completion of a new lightning protection system.
- 3.20 Additional work has recently been included to some of the existing prison cells inside, to strip existing defective plaster and re-point the exposed existing stonework.

Union Street Central Streetscaping

- 3.21 The vision for Streetscaping is one of long-term substantive, beneficial improvement that places the City Centre on a path to regenerate shopping experiences, increase footfall and attract visitors to the city, while creating new employment opportunities.
- 3.22 The Union Street Central streetscape project shall provide enhanced public realm from Union Terrace to Market Street. The proposals will see the space within the existing streetscape reappropriated in favour of walking, wheeling, and riding users, and public transport whilst still allowing for service vehicle access.
- 3.23 Where possible, carriageways have been reduced in width to 7.3m as to allow footways to be widened. The proposed reappropriation of space within the street allows for the introduction of a new two-way 3m wide cycle track on the north side, public seating at key locations, and will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the city centre.
- 3.24 Since commencement on site, additional works associated with the removal of tram sleepers embedded within the existing concrete basecourse, an

undocumented redundant water main and less than required contractor productivity have resulted in programme delays. The magnitude of delay and possible mitigations are still being discussed with Hub North Scotland, however, it is clear that the works will now not be completed in 2025 but are more likely to be Spring 2026.

Castlegate Public Realm

- 3.25 The vision is to re-establish Castlegate as a central civic location, providing a high-quality space creating a destination and encouraging sustainable economic activity. The space provides an important gateway to the beach. As well as a focus for visitors and tourists, Castlegate will play an important part in delivery of the city's events programme, capable of hosting a range of small-scale events that will provide a much-needed sense of vibrancy and animation. Tied to the Council's bid to the national Heritage & Place Programme, it is expected that proposals for the Castlegate will also help stimulate interest from surrounding building owners to invest more in the area.
- 3.26 The Project comprises public realm and streetscaping improvements to the Castlegate including street furniture, public art, improved lighting, enhanced street greening. An active travel route is included through the Castlegate towards the Beachfront, combined with consideration given to vehicular access for servicing businesses. The public realm will include clear unobstructed and segregated footways to enable safe access to residences and businesses surrounding the space.
- 3.27 An area of loose flagstones has been lifted and replaced with a temporary blacktop surface laid to ensure public safety. This will remain in place until after the Tall Ships event in July 2025. Between now and then, further site investigation works will be undertaken to ensure an anticipated start to the construction programme to follow on. It is anticipated that the construction programme will take approximately 12 months to complete.

Bairns' Hoose

- 3.28 The project will create a Bairns' Hoose within the Links Hub building on Regent Walk. Construction works commenced in January 2025. The works are progressing well with an expectation that practical completion will be achieved in Summer 2025.

Ferryhill School Suitability Improvements

- 3.29 Following planning approval for the new nursery the Principal Contractor has commenced works on site with the anticipated completion date of Summer 2025, in time for the new school term.

- 3.30 Design development is progressing on the main school building extension and refurbishment with the submission of the Planning Application expected in early Spring 2025.
- 3.31 The next anticipated milestone is to start works on the main school extension and refurbishment at the end of the current school term, in Summer 2025.

Harlaw Academy Extension

- 3.32 Design Development continues working towards a tender package being issued to the main contractor in late Spring 2025 with an anticipated site start at the end of the current school term in Summer 2025.
- 3.33 The planning application determination date is early Spring 2025. In addition, Officers are working with the Principal Contractor to carry out early enabling works in advance of the main contract, in order to reduce disruption to the school and remove risks from the construction programme. This will include works to form a new pupil entrance to the rear of the school, the creation of a temporary road to allow vehicles to access the proposed site and the diversion of the gas main to allow the extension to be built.

St Machar External Improvements

- 3.34 The contractor has started on site and is progressing in line with the programme, planned activities over the next month include initial works associated with the new Multi Use Games Area (MUGA), tier seating and external dining.
- 3.35 The anticipated practical completion date is Summer 2025.

Harlaw Road Pavilion

- 3.36 The design is progressing after initial discussions with the Planning Authority, the planned activities included completion of the Royal Institute of British Architects (RIBA) Stage 3 design and the submission of the planning application.

Bucksburn Academy Extension

- 3.37 Discussion is ongoing with NYOP to conclude the legal framework that will allow the design development to start. Planned activities in the next month include conclusion of the Contract variation that will allow NYOP to appoint their design team and an initial design team meeting.

Bucksburn Swimming Pool

- 3.38 The tender process is underway for the refurbishment and recommissioning of the swimming pool. Subject to tender evaluation and due diligence, it is anticipated that the preferred tender will be identified in late April 2025.

Inchgarth Community Centre Extension

- 3.39 An extension is proposed to respond to the increase in demand for services and activities at Inchgarth Community Centre. The Council was successful in securing £1.9m from the Regeneration Capital Grant Fund (RCGF) in June 2023.
- 3.40 A tender was published on Public Contracts Scotland portal in January 2025. It is anticipated by the end of March 2025 that a preferred tender will be identified.
- 3.41 The expectation is construction works would commence in Spring 2025 and Practical Completion would be achieved in Spring 2026.

Aberdeen City Vision – Phase A Beach Park, Events Park and Broadhill

- 3.42 The Beach Park will provide a significantly sized outdoor destination within the unique beachfront context. The core play park is part of the wider landscape masterplan and importantly facilitates connections back to the city centre. The core play park will create a focus for activity and will act as a key 'gateway' into the wider park and the beach. The seaside location and the rope factory that was once located to the south of the site have both been key inspirations that have helped shape the design of the play area.
- 3.43 The Events Park is an area of approximately 2.5 hectares and is intended as a flexible space capable of holding events including festivals, larger concerts and gatherings. The Field will be the central focus of this area, semi-enclosed by woodland planting, providing definition and increased shelter. This area will have direct visual and links to the core play area, with other key routes through woodland to surrounding communities and beachfront facilities.
- 3.44 The Broadhill is approximately 5 hectares of green natural space, and one of the most distinctive landscape features along this stretch of coastline. The vision for Broadhill is to enhance the natural environment of this distinctive feature in the beach area. This will be achieved through additional planting, furthering the diversity of habitat and ecological value.
- 3.45 Works on site to all areas progressing on programme to date with new utility connections to progress over the next 3 months.

3.46 Beach Park

- Drainage well progressed including site attenuation.
- Foundations work has commenced the canopy and gateway building.
- The hub building consents are now in place.
- Superstructure orders are being procured by the Tier 1 Contractor.

3.47 Events Field

- Drainage is well progressed across the area.
- Canopy foundations are in place.
- Amphitheatre foundations have commenced.
- Car Park drainage and formation work is complete.

3.48 Broadhill

- Access steps from Links Road are in place and moving towards completion.
- Seating and viewing points are due for installation over the next month.
- Landscaping work has commenced.

3.49 The expectation is that works to form all 3 sites should reach practical completion in late summer 2026.

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, and
- Other historical factors such as Covid 19 impacts, War in Ukraine, and Brexit.
- New risk of a global trade wars which could impact on the supply and cost of materials.

4.2 Due to these external factors, 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.

4.3 Members are aware that the Council are obliged to deliver its obligations within a balanced budget. In the context of the approved Capital Programme, and bearing in mind paragraphs 4.1 and 4.2 above, regular consideration needs to be carried out on whether to delay, pause or cancel any projects which are still not legally committed.

- 4.4 Throughout the financial year the Chief Officer – Finance monitors the budget and uses various controls and tools to ensure a balanced budget is delivered.
- 4.5 In a similar context, the Chief Officer - Capital is tasked with delivering the approved Capital Programme whilst ensuring that sufficient budgetary provision exists.
- 4.6 With regard to this section, this process has been followed to assist members with regard to their consideration of programme and project spend when setting the various capital programme/project budgets, which were approved recently at Council on 5 March 2025.
- 4.7 In this regard, re-profiling has been carried out across the full capital programme to ensure a balanced budget is delivered for financial year 2025/2026.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 There are no direct environmental implications arising from the recommendations of this report.

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 Risk	Failure to manage Council finance and resources could lead to failure to achieve strategic objectives.	Regular financial reporting and monitoring activities, to incorporate financial resilience to address financial pressures arising in year is maintained and monitored.	M	Yes

Compliance	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
Operational	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
Financial	Escalation of costs	Development of suitable price mechanisms.	M	Yes
		Use of Business Intelligence to predict market changes/trends.	M	Yes
	Differing market conditions depending on commodity/service	Price Increase Request Process.	M	Yes
		Market engagement/use of business intelligence to assist in predicting market changes and trends.	M	Yes
Reputational	Programmes/projects being delayed or stopped	As above.	M	Yes
Environment / Climate	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>COUNCIL DELIVERY PLAN 2024-2025</u>	
	Impact of Report
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</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>Aberdeen City Local Outcome Improvement Plan 2016-26</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.
Regional and City Strategies	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

Assessment	Outcome
Integrated Impact Assessment	For the purpose of this report which is an update on the overall Capital Programme and delivery of key projects within it, it is confirmed by Chief Officer – Capital, John Wilson that no Integrated Impact Assessment is required.
Data Protection Impact Assessment	Not required
Other	Not required

10. BACKGROUND PAPERS

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

- 10.2 Finance and Resources Committee 22 November 2023: Capital Programme Delivery : Projects Update : report no RES/23/363.
- 10.3 Finance and Resources Committee 15 March 2024: Capital Programme Delivery : Projects Update : report no RES/24/070.
- 10.4 Finance and Resources Committee 12 September 2024: Capital Programme Delivery : Projects Update : report no CR&E/24/273.

11. APPENDICES

- 11.1 Appendix A – Supporting Project Annex Information

12. REPORT AUTHOR CONTACT DETAILS

Name	John Wilson
Title	Capital Programme Delivery: Projects Update
Email Address	JohnW@aberdeencity.gov.uk
Tel	01224 523629

Appendix A – Supporting Project Annex Information

New Riverbank Primary School

The construction contract for the three-stream primary school and 60 place Early Learning Centre (ELC) setting was awarded to Robertson Construction.

1. Update since last report provided in September 2024.

All aspects of the construction works have progressed over the Winter period however there has been some delay in the programme, such as inclement weather and by a delay in securing the planned permanent water connection to the school.

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

It is anticipated practical completion will be achieved in late April with the intention for the school to be operational in May 2025.

3. Spend to date

Spend to the end of Q3 2024/25 is as follows:

Gross Budget	Spend to Date
£36.349m	£30.117m

4. Interdependencies

Decant of existing Riverbank School thus allowing St Peters RC School to temporarily relocate to this site whilst their existing site is refurbished and enhanced.

5. Progress Photographs





NESS Energy

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 local district heating scheme developed separately by Aberdeen City Council.

1. Update since last report provided in September 2024.

Acceptance of the facility was achieved on 12 December 2023 and the project transitioned to the 20-year Services Phase. Day-to-day management of the facility has now transferred to Indaver UK Limited, the Operating Sub-contractor. With regard to on-going contractual issues, a negotiated agreement has now been reached between the parties to settle all outstanding claims.

2. Planned progress in next reporting period.

There remain a small number of snagging items which are expected to be closed in the next 3-4 months. The facility is currently undergoing industrial cleaning post-construction.

3. Spend to date

Spend to the end of Q3 2024/25 is as follows:

Gross Budget	Spend to Date
£67m	£ 66.079m

4. Interdependencies

The three councils' waste services continue to deliver their waste to the NESS Energy facility and the Project Team maintains close contact with colleagues to ensure the service is delivered appropriately. The facility is successfully exporting electricity to the National Grid and is now supplying heat to the Torry Heat Network.

5. Progress Photographs





North East Scotland Joint Mortuary

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.

Works continue to progress however the forecast delivery date is substantially late. The overall construction completion is currently targeted for Spring 2025.

1. Update since last report in September 2024:

- Progress in the past month
- Flooring to zones 2& 4, IPS to all zones, ceilings zones 2,3 &
- Wall fill & additional coat decoration GF
- Roofing and Rooflights complete (apart from composite decking to roof terrace)
- Mechanical 2nd fix complete across Zones 1, 2 & 4. Zone 3, PM Void & First floor progressing & L1
- Electrical 3rd fix progressing to all zones GF
- Internal Partitions 2nd side to First Floor
- Fire joining / taping and 1st coat decoration throughout the ground floor

2. Works to be progressed over the next period.

- M&E Final fix to all areas
- Resin works to GF
- PM room fit out AFOS
- Completion of Suspended Ceilings to Zones 1, 2, 3 & 4
- Floor coverings to GF
- Final coat decoration
- Doors & joinery work
- IPS 1st fix to all Ground Floor Zones

3. Spend to the end of Q3 2024/25 is as follows.

Construction Budget	Spend to Date
£31m	£24.976m

4. Interdependencies

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

5. Progress Photographs

Sheeting to roof lights, Fireline to Stair 1 and 1st Floor sheeting



Completion of brickwork to external envelope



Install of pavers to bereavement suits, backfill fill following lighting protection install works



Laying of Vinyl flooring



Bridge of Don House Waste Recycling Centre

The current Bridge of Don Household Waste and Recycling Centre (HWRC) at Scotstown Road, built several decades ago in Bridge of Don, is no longer fit for purpose in regard to the size of site and its location.

A replacement HWRC was identified in the Waste Strategy 2014-2025 under Target 4 to develop facilities within the Aberdeen area to recover our resources (unwanted materials). There is a requirement to construct a modern HWRC to cater to high traffic levels and collect a wider range of recyclable materials.

1. Project Update since last report provided in September 2024.

The works continue on site in line with the programme

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

Completion and handover to the client.

3. Spend to date

Spend to the end of Q3 2024/25 financial is as follows:

Gross Budget	Spend to Date
£4.27m	£1.636m

4. Interdependencies

None.

5. Progress Photographs



Tolbooth – Roof and Parapet Works

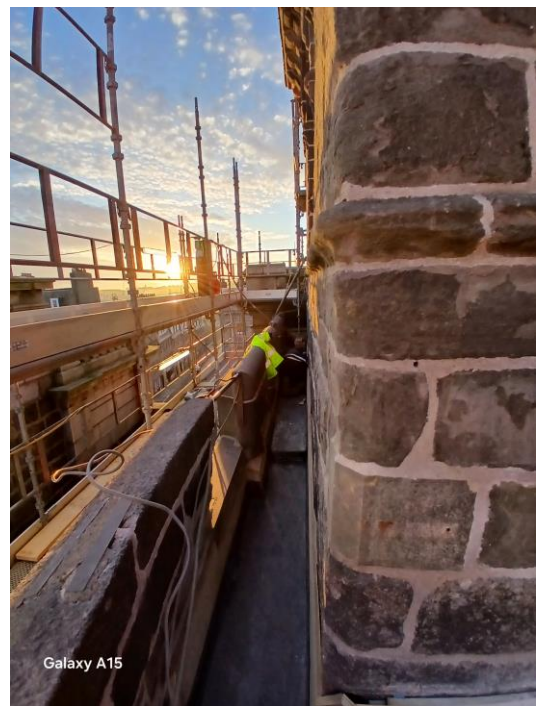
The works to repair and conserve the external fabric of this A listed, early 17th Century building include renewing the old lead on the existing spire and the repair/conservation of stonework of the external walls and parapets and associated works. Work to replace the lead to the spire is sequential i.e. strip lead - replace wallhead stone - repair spire timbers - fit new lead.

1. Project Update since last report provided in September 2024.
Repair of the lead spire and central stone tower have been completed.
2. Planned progress in next reporting period (consider 3 months)
Works are anticipated to be completed by late Spring 2025.
3. Spend to date:
Spend to the end of Q3 2024/25 is as follows:

Gross Budget	Spend to Date
£1.36m	£0.791m

4. Interdependencies
Opening of Tolbooth Museum.

5. Photographs



Union Street Central Streetscaping

The Union Street Central streetscape project shall provide enhanced public realm from Union Terrace to Market Street. The proposals will see the space within the existing streetscape reappropriated in favour of walking, wheeling, and riding users, and public transport whilst still allowing for service vehicle access.

Where possible, carriageways have been reduced in width to 7.3m as to allow footways to be widened. The proposed reappropriation of space within the street allows for the introduction of a new two-way 3m wide cycle track on the north side, public seating at key locations, and will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the city centre.

1. Project Update since last report provided in September 2024.

East Section Phase 1

- The existing concrete basecourse in has been removed.
- Tram sleepers, redundant water pipes & cables have been removed.
- Bus shelters and associated power supplies have been removed.
- New carrier drains, gullies and connections have been installed.
- Reinforced concrete basecourse has been laid for the new carriageway.

Central Section Phase 2

- Further intrusive ground investigate has been undertaken.
- New carrier drains have been installed.

New natural stone paving slabs, kerbs and setts continue to be manufacture and delivered.

2. Planned progress in next reporting period

East Section – Phase 1

- Install ducting in South footway
- Install North & South kerblines
- Lay stone sett carriageway

East Section - Phase 2

- SSE cable renewal
- Lay stone paving slabs on South footway

Central Section – Phase 1

- Remove existing concrete basecourse
- Install gullies & connections
- SSE cable renewal
- Install ducting in South footway
- Install North & South kerblines
- Install reinforced concrete carriageway basecourse
- Commence laying of stone setts in new carriageway

Central Section - Phase 2

- SSE cable renewal
- Lay stone paving slabs to South footway

3. Spend to date

Spend to the end of Q3 2024/25 is as follows:

Gross Budget	Spend to Date
£23.353m	£4.883m

4. Interdependencies

New Market footway occupation.

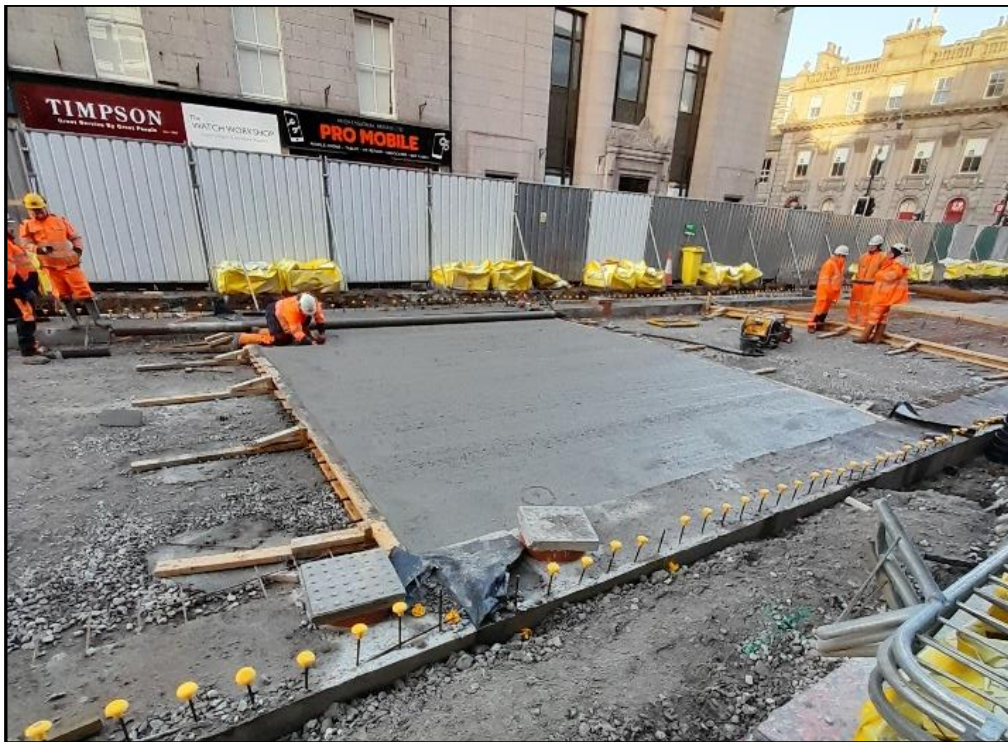
5. Progress Photographs



Removal of redundance cables & pipes



Kerb Log & Preparation of Sub-base



Reinforced concrete basecourse

Castlegate Public Realm

In July 2024, Finance and Resources Committee instructed the design and delivery of public realm proposals for the Castlegate. The Project comprises public realm and streetscaping improvements to the Castlegate including street furniture, public art, improved lighting, enhanced street greening. An active travel route is included through the Castlegate towards the Beachfront, combined with consideration given to vehicular access for servicing businesses. The public realm will include clear unobstructed and segregated footways to enable safe access to residences and businesses surrounding the space. Hub North Scotland has been appointed to manage the construction contract on behalf of the Council.

1. New Project Update

- Design work to RIBA Stage 4 complete
- Engagement undertaken with key stakeholders (eg Disability Equity Partnership and cycle groups)
- Ongoing local engagement plan developed
- Early site investigations (underground services, ground conditions etc)
- Damaged and loose flagstones causing potential trip hazards lifted and replaced temporarily with blacktop
- Localised repairs undertaken elsewhere in the Castlegate

2. Planned progress in next reporting period

- Further site investigation (including trial pits and/or bore holes) undertaken prior to the end of June, with the site made good in advance of the Tall Ships event in July 2025. Stakeholder and local business/resident engagement
- Authority Construction Requirements to be agreed
- Tender packages for pricing to be issued and assessed
- Site cleared and localised defects made good in advance of Tall Ships event
- Expected construction programme start on site August 2025 (subject to acceptable tender returns)
- Anticipated 12-month construction programme

3. Spend to the end of Q3 2024/25 is as follows.

Construction Budget	Spend to Date
£13.780m	£0.649m

4. Interdependencies

None of note, although deliveries and access management procedures will require to be in place throughout the construction period.

5. Progress Photographs



Bairns' Hoose Project Update

The current vacant wing of the Links Hub will be transformed to provide accommodation for staff providing services to children, young people and their families for Aberdeen and the wider region. The scope will deliver a Bairns' Hoose model as per the Scottish Government commitment to provide this type of service within each Local Authority area.

1. Update since last report provided in September 2024.

The principal contractor was appointed in November 2024 with works commencing on site in January 2025

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

Monitor construction works with completion anticipated in Summer 2025.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£2.223m	£0.208m

4. Interdependencies

None.

5. Progress Photographs



Ferryhill School Suitability Improvements

This project aims to address critical suitability issues that have reached a point of necessitating immediate action. Works include a new dining facility, a new nursery, new PE facilities, improvements to the existing teaching block and external improvements.

1. Update since last report provided in September 2024.

The new nursery has received planning permission and work has commenced on site.

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

Submit planning and complete RIBA Stage 4 for the main school extension and refurbishment continue work on the nursery in line with the programme the RIBA Stage 3 design development for the main teaching block and extension.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£15.155m	£1.019m

4. Interdependencies

None.

5. Progress Photographs



Harlaw Academy Extension

This project aims to address critical suitability issues that have reached a point of necessitating immediate action. Works include a new dining facility, additional PE space onsite, others work to the building that will improve flexibility and better use of space across the whole site

1. Update since last report provided in September 2024.

The planning application was submitted in late Autumn 2024 and design development continues.

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

Start enabling works in advance of main works, complete tender package.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£7.1m	£0.376m

4. Interdependencies

Relates to NHCP 916 - relocation of PE facilities to Harlaw Road Playing Fields will determine requirements for PE facilities on the school site

5. Progress Photographs

None.

St Machar External Improvements

This project aims to address critical suitability issues that have reached a point of necessitating immediate action. Works include a new covered outside dining facility with food pod servery that can be used as an outdoor classroom and pupil social space; new sports facilities with a multiuse games area (MUGA); new direct access to the sports field that will incorporate a spectator seating area which can also be used as an outdoor classroom and pupil social space; Improved site security with new perimeter fencing to enable the site to be secured during the school day and prevent members of the public from accessing the playground; and improved fire evacuation with direct safe access to the muster points in the field without the need to leave site.

1. Update since last report provided in September 2024.

The works have commenced onsite

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

Start work on the MUGA, tiered seating and outdoor dining space

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£1.800m	£0.040m

4. Interdependencies

None

5. Progress Photographs



Harlaw Road Pavilion

This project aims to address critical suitability issues that have reached a point of necessitating immediate action. Following a cost refresh a complete rebuild of the pavilion and demolition of the existing building has been identified as the most cost-effective option, and the project is progressing on that basis. This will allow the Harlaw Road Playing Fields to be used as the main outdoor PE provision for Harlaw Academy.

1. Update since last report provided in September 2024.

Design development continues.

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

Complete RIBA Stage 3 design and submit a planning application

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£2.877m	£0.0m

4. Interdependencies

Relates to NHCP 917 - relocation of PE facilities to Harlaw Road Playing Fields will determine requirements for PE facilities on the school site

5. Progress Photographs

None.

Bucksburn Academy Extension

This project aims to address critical suitability issues that have reached a point of necessitating immediate action. Works include the need to increase the school capacity by 300 pupils based on the future pupils forecast.

1. Update since last report provided in September 2024.

Discussions have continued with NYOP to agree the contract variation required to start the design development.

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

Conclude legal agreement with NYOP to enable a design team to be appointed.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£21.235m	£0.046m

4. Interdependencies

None

5. Progress Photographs

None.

Bucksburn Swimming Pool – Recommissioning & Improvements

An external design team have been appointed to deliver the recommissioning of the pool and make other necessary improvements including energy improvements to reduce energy costs.

1. Update since last report provided in September 2024.

The tender for the construction works was published on the Public Contracts Scotland Portal in February 2025.

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

Subject to tender evaluation and due diligence, it is anticipated that the preferred tender will be identified in April 2025 with works starting on site thereafter with a target completion date of Winter 25/26.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£2.122m	£0.112m

4. Interdependencies

None

5. Progress Photographs

None

Inchgarth Community Centre - Extension

An extension is proposed to respond to the increase in demand for services and activities at Inchgarth Community Centre. The Council was successful in securing £1.9m from the Regeneration Capital Grant Fund (RCGF) in June 2023.

1. Update since last report provided in September 2024.
The tender for the construction works was published on the Public Contracts Scotland Portal in January 2025.

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

Subject to tender evaluation, due diligence and statutory approval being in place, it is anticipated that the preferred tender will be identified in March 2025 with works starting on site thereafter.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

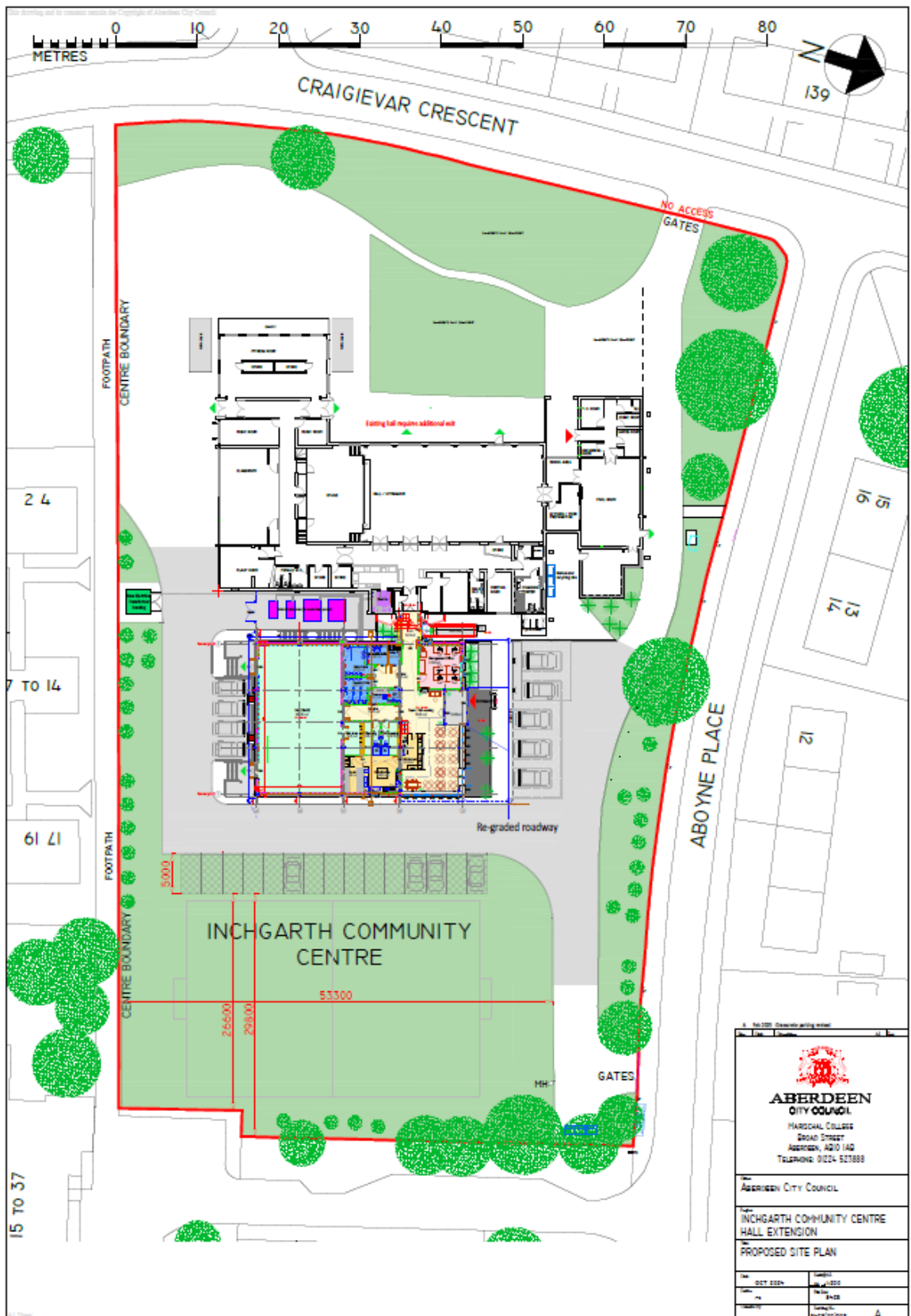
Gross Budget	Spend to Date
£4.1m	£0.083m

4. Interdependencies

Subject to the formal acceptance of carrying forward the awarded Regeneration Capital Grant Fund.

5. Progress Photographs





Aberdeen City Vision – Phase A Broadhill, Events field and Beach Park

The beach works are part the commitment by Aberdeen City Council towards the City Centre and Beachfront Masterplan. The beach works will act as a key entry point between the city centre and beachfront.

The events field with its amphitheatre effect design will be designed to host festivals, larger concerts and gatherings and at its heart will have a flexible open area semi-enclosed by woodland.

Broadhill is between the Kings and Queens Links and offers outstanding viewpoints across the city and the North Sea. The existing paths network will be upgraded and additional viewing platforms and seating areas added.

1. New Project Update
2. Planned progress in next reporting period (consider 3 months)

Works will progress towards completion of pre-cast steps and seating installations on Broadhill alongside the new soft landscaping and the reinstatement of footpaths.

Earthworks, utility connections / diversions and below ground construction will continue throughout the events field and beach park areas.

Below ground foundation works anticipated to commence to new canopy structures alongside the new hub and gateway buildings.

3. Spend to date

Spend to the end of Q3 24/25 financial is as follows:

Gross Budget	Spend to Date
£71.340m	£18.351m

4. Interdependencies

None.

5. Progress Photographs

