

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Finance and Resources
<b>DATE</b>	5 November 2025
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Capital Programme Delivery: Projects Update
<b>REPORT NUMBER</b>	CR&E/25/240
<b>DIRECTOR</b>	David Dunne
<b>CHIEF OFFICER</b>	Alan McKay
<b>REPORT AUTHOR</b>	Alan McKay
<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 The report highlights those issues considered worthy of particular note which are specific to individual programmes/projects.

### 2. RECOMMENDATION

That the Committee :-

- 2.1 Note the status of delivery of the Section 3 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 Practical completion of the construction works was achieved in April 2025 with the school opening to pupils on the 9<sup>th</sup> May.
- 3.4 Additional works including snagging were completed during the School Summer holidays.
- 3.5 The official opening event for the £30m construction build was held on 9<sup>th</sup> October.

### **B999/ Shielhill Road Junction**

- 3.6 The process to acquire land for the project is progressing. The necessary Compulsory Purchase Order was made on the 18 September 2024, however, it took until April 2025 for the Scottish Ministers to confirm the Compulsory Purchase Order. The General Vesting Declaration (GVD) was served on the last day of September with the vesting date for the GVD in November 2025. Subject to successful conclusion this will then permit the Authority to take access to the land to undertake the work necessary for the project, this had originally been anticipated for July.
- 3.7 While every effort has been made to reach the detailed design and preparation milestone in Spring 2025, technical challenges and other unforeseen issues have meant that this milestone was not achieved. With the detailed design being completed, public/ private utility issues resolved, and environmental permits advanced it is anticipated that the new indicative timeline for this milestone will be December 2025. The extended length of time to complete will have an impact for contract award now targeted for Spring 2026.

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

- 3.8 As previously highlighted, the delivery of the project has been hampered by a number of factors. The project is waiting for the final contract administration documents to be completed together with snagging related to functional commissioning before the formal handover and commencement of operational use. 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 and seek assurance from the contractor that the target operational date will be met. Recent delays have been associated with addressing issues identified during the commissioning phase. All current identified issues are being successfully addressed and impacts on the operational handover mitigated.
- 3.9 The delay has had 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 monitored and co-ordinated in line with the updated programme.

- 3.10 The current expectation is that the facility will be operational in October 2025.

### **Bridge of Don Household Waste Recycling Centre (HWRC)**

- 3.11 Project completion was delayed due to issues with the final water connection. Scottish Water finally completed their works in late August. The contractor was then able to complete the final connections and access surfacing works.
- 3.12 The project is complete, the site was handed over on the 26<sup>th</sup> September 2025 and will become operational in November 2025 subject to SEPA issuing the Waste Management Licence.

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

- 3.13 The works to repair and conserve the external fabric of this grade A listed, early 17<sup>th</sup> Century building are complete. Practical Completion was issued in August 2025.

### **Union Street Central Streetscaping**

- 3.14 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.
- 3.15 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 reapportioned in favour of walking, wheeling, and riding users, and public transport whilst still allowing for service vehicle access.
- 3.16 Since commencement on site, additional works associated with the removal of undocumented redundant utilities and accommodation of buried structures, in addition to productivity issues have resulted in programme delays. Given current measures Hub North has taken to mitigate issues and delay, programme estimates indicate completion in Spring 2026. There are a number of risks still present within the planned works, which if realised, are likely to extend the works into summer 2026.

### **Castlegate Public Realm**

- 3.17 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.

- 3.18 The Project comprises public realm and streetscaping improvements to the Castlegate including street furniture, public art, improved lighting and 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.
- 3.19 The design development and market testing of the Castlegate Streetscaping works had been programmed to achieve Financial Close and a site start in August 2025. All activities have progressed towards a conclusion with the exception of the procurement of statutory utility quotations for the diversions, abandonments and new works required as part of the project.
- 3.20 The utilities works form a key component of the project works, with the programme requiring the utilities to be undertaken at the front end, as an advance works package. Due to the significant impact of the utility works package on programme, commercials & risk, activities on progressing to Financial Close have paused pending the final procurement of the quotes. Utility works are a critical path dependency to the projects major milestones and required to de-risk the project and ensure a smooth transition to the main construction works. This confirms the construction phasing, targeted completion date and associated cost reports required for Financial Close. Unfortunately these third parties (Scottish Gas Networks and BT Openreach) cannot be controlled directly by our project team nor council officers and we are therefore bound by the utilities companies' commitments and performance.
- 3.21 On current estimates construction start is expected in the first quarter of 2026. The construction programme is anticipated to last until Summer 2027, although this is currently being reviewed to determine whether it can be condensed. Construction phasing takes into account, where possible, on street trading from surrounding businesses, accommodating outdoor seating for those that require it during the summer months to reduce risks to those businesses.

### **Bairns' Hoose**

- 3.22 Practical completion of the construction works was achieved in July 2025 with facility operating from early August. Partner organisations have also moved into the facility.

### **Ferryhill School Suitability Improvements**

- 3.23 Practical completion of the new Nursery was achieved in August 2025, and handed over to the school. The nursery opened at the start of the new school term.
- 3.24 Enabling work packages commenced in July 2025 to prepare the site for the primary school main works, these include the soft strip of the internal spaces, asbestos removal and the demolition of the link corridor and annex. The tender exercise for the extension and internal refurbishment works is ongoing.
- 3.25 These enabling packages have identified some additional works that need to be addressed. They are currently under review, these include structural and other Health and Safety considerations.
- 3.26 The next milestone is to start works on the main school extension and refurbishment, this is dependent on the completion of the tender exercise, which is planned to be completed in the Autumn 2025.

### **Harlaw Academy Extension**

- 3.27 Due to the site constraints and to ensure the safety of the pupils the erection of steel frame and associated grounds works was identified as a critical activity for the 2025 school summer holidays. These works included a gas main diversion and creation of a new access and playground off Albyn Lane to divert the children away from the front of the school where the site compound would be situated and the installation of new access road to gain access to the location of the new building site. The works also include securing fire escape routes from the existing school after discussion with the Scottish Fire and Rescue Service. These enabling works have now been completed.
- 3.28 The main works procurement is currently underway with award planned for Autumn 2025.

### **St Machar External Improvements**

- 3.29 Practical completion for the works was achieved in August 2025 and handed over to the school. The new facilities were available to the school at the start of the new school year.

### **Harlaw Road Pavilion**

- 3.30 The main works procurement is currently underway with award planned for Autumn 2025 and target completion Spring 2026.
- 3.31 In advance of the main works the existing Pavilion has been demolished to remove Health and Safety concerns and clear the site for the new building.

### **Bucksburn Academy Extension**

- 3.32 We now have achieved legal closure for the contract variation with NYOP that has allowed the design team to be appointed. The design process could not begin until there was a legal agreement in place as this property was financed and is managed by NYOP. That process was protracted as we have had to work within the conditions of the existing contract but it is now complete.
- 3.33 The Design Teams are now all appointed and initial discussions and design development has started.

### **Bucksburn Swimming Pool**

- 3.34 Morrison Construction was appointed as Principal Contractor in June with construction works commenced on 14<sup>th</sup> July 2025. The Contractor has advised recently that the procurement and manufacturing of the pool hall air handling unit is likely to delay the works with practical completion now likely to be achieved in Spring 2026.

### **Inchgarth Community Centre Extension**

- 3.35 The extension is under construction 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.
- 3.36 Burns Construction was appointed as main contractor in March 2025. Works started on site in April 2025. Works are due for completion in Spring 2026.

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

- 3.37 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.
- 3.38 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.
- 3.39 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.

3.40 Works are progressing on programme to date with above ground works now progressing across the vast majority of the site. Progress over the next 3 months will consider getting buildings wind and watertight and the continuation of hard landscaping.

#### 3.41 Beach Park

- Drainage works are well progressed across the site alongside utility works
- Superstructure works are complete, building fabric and fit out works are ongoing and will continue across the next period at the gateway and hub buildings.
- Hard landscaping ongoing

#### 3.42 Events Field

- Events field surfacing has commenced
- Canopy roof and gutters are complete
- Amphitheatre building superstructure is complete
- Hard landscaping ongoing

#### 3.43 Broadhill

- The project achieved practical completion on 14 July 2025 and thereafter has been open to the public.
- The expectation is still that works to form all 3 sites should reach practical completion in late summer 2026.

### **Hazelhead Academy**

3.44 Hub North Scotland were appointed in Spring 2024 to manage and deliver the replacement Hazlehead Academy on behalf of the Council.

3.45 Statutory approvals are being sought currently.

3.46 Hub North Scotland are progressing with an advanced package of works including tree felling and subject to statutory approval to demolish the swimming pool block and the former janitors lodges.

3.47 The Council were successful with a Scottish Government grant application for a new energy centre and expansion to the heat network.

3.48 It is anticipated that new school building will be open in Summer 2028 with the demolition of the existing buildings and the construction of the sports pitches to be completed by Summer 2029.

## **St Peter's RC Primary School**

- 3.49 Hub North Scotland were appointed in Spring 2024 to manage and deliver the refurbished and extended St Peters RC School on behalf of the Council.
- 3.50 To allow for intrusive investigation works, the school vacated to the Old Riverbank School during the 2025 Summer holidays.
- 3.51 Hub North Scotland are progressing with an advanced package of works including asbestos removal and subject to statutory approvals carrying out fabric repairs to Old Aberdeen House and demolish St Peters RC School.
- 3.52 Due to the unique age and characteristics of Old Aberdeen House and its location within the conservation area, the extended design development work and required due diligence has impacted on the overall delivery programme with the planning application for the extension now scheduled for Winter 25/26.
- 3.53 It is anticipated the school will operate from the site from Autumn 2027.

## **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;
  - Other historical factors such as Covid 19 impacts, War in Ukraine, and Brexit; and
  - New risk of 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.



## 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?
<b>Strategic Risk</b>	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
<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	Development of suitable price mechanisms.	M	Yes
		Use of Business Intelligence to predict market changes/trends.	M	Yes
		Price Increase Request Process.	M	Yes
	Differing market conditions depending on commodity/service	Market engagement/use of business intelligence to assist in predicting market changes and trends.	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

<b><u>COUNCIL DELIVERY PLAN 2024-2025</u></b>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>  <u><a href="#">Working in Partnership for Aberdeen</a></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><a href="#">Aberdeen City Local Outcome Improvement Plan 2016-26</a></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

Assessment	Outcome
<b>Integrated Impact Assessment</b>	Update report for noting only Integrated Impact Assessment not required.
<b>Data Protection Impact Assessment</b>	Not required
<b>Other</b>	Not required

## 10. BACKGROUND PAPERS

- 10.1 Finance and Resources Committee 26 March 2025: Capital Programme Delivery : Projects Update : report no RES/25/066.

## 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

### 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 March 2025.

Practical completion was achieved in April 2025 with the school opening to pupils in May 2025. Additional works have been undertaken during the school holiday periods.

2. Planned progress in next reporting period

Monitor operational phase.

3. Spend to date

Spend to the end of Q2 2025/26 is as follows:

Gross Budget	Spend to Date
£36.35m	£35.31m

4. Interdependencies

St Peters RC School have decanted into the old Riverbank School.

5. Progress Photographs



School playground



School playground



Activity area





Typical classroom



Ribbon cutting ceremony 8<sup>th</sup> October

## 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.

### 1. Update since last report in March 2025:

- Remedial works on the resin floor have been completed successfully, which was a key delay, and the final water samples results are normal.
- The contract administration needs to be completed together with snagging related to functional commissioning:

### 2. Planned progress in next reporting period

Works are nearing completion and handover. It is anticipated that handover to operational management will take place in October 2025.

### 3. Spend to the end of Q2 2025/26 is as follows.

<b>Construction Budget</b>	<b>Spend to Date</b>
<b>£31.00m</b>	<b>£29.45m</b>

### 4. Interdependencies

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

### 5. Progress Photographs





Level 1 Meeting Room



Level 1 Corridor



Ground Floor Corridor at Entrance



Main Entrance



Bereavement Garden

## Bridge of Don Household 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 March 2025.

The works are complete and facility handed over.

2. Planned progress in next reporting period

Operational in November 2025

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£4.295m</b>	<b>£3.43m</b>

4. Interdependencies

None.

5. Progress Photographs





Skip Bays & Welfare Unit



Skip yard looking towards skip bays & Welfare Unit



New access road

## Tolbooth – Roof and Parapet Works

The works to repair and conserve the external fabric of this A listed, early 17<sup>th</sup> 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 was sequential i.e. strip lead - replace wallhead stone - repair spire timbers - fit new lead.

1. Project Update since last report provided in March 2025.

Works on site completed.

2. Planned progress in next reporting period

N/A

3. Spend to date:

Spend to the end of Q2 2025/26 is as follows:

Gross Budget	Spend to Date
£1.36m	£1.13m

4. Interdependencies

5. Photographs



Completed leadwork to roof



## 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 March 2025.

#### East Section Phase 1

- South kerbline is 95% complete
- Ducting installed in the South footway
- Traffic has been switched onto the new carriageway to allow commencement of works on the North footway.

#### East Section Phase 2

- New SSE electric main has been installed in the South footway with new supply connections to the commercial properties.
- South footway slabs 80% complete

#### East Section Phase 3

- North Kerbline 25% complete

#### East Section Phase 4

- Granite setts have been laid to the new carriageway

#### East Section Phase 5

- North footway partially excavated with redundant pipes and cables removed.

#### Central Section Phase 1

- Tram sleepers, redundant water pipes and cables have been removed
- Bus shelters and associated power supplies have been removed.
- New carrier drains have been installed.
- Installation of gullies and connection is ongoing
- Reinforced concrete basecourse has been laid for the new carriageway.
- New SSE electric main has been partially installed in the South footway with new supply connections to the commercial properties ongoing.
- South kerbline is complete



#### Central Section Phase 2

- South footway slab laying is ongoing

#### Central Section Phase 4

- Granite sett laying on the carriageway has commenced.

#### West Section Phase 1

- Removal of existing basecourse slab has commenced
- Carrier drain has been installed
- Gully connections and installation is ongoing

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

- Complete South kerbline

#### East Section - Phase 2

- Complete stone paving slabs on South footway

#### East Section - Phase 3

- Complete North carriageway kerbline

#### East Section - Phase 5

- Install new SSE electric main and new supply connections to commercial properties
- Install ducting
- Install kerbs for cycleway and North footway
- Complete North footway slabs
- Complete cycleway

#### Central Section – Phase 1

- Complete gullies & connections
- Install North & South kerbline
- Install reinforced concrete carriageway basecourse to complete to Union Bridge

#### Central Section - Phase 2

- Complete SSE electric supply renewals to commercial properties
- Complete laying stone paving slabs to South footway

#### Central Section – Phase 3

- Install North carriageway kerbline

#### Central Section – Phase 4

- Install carriageway setts

#### Central Section – Phase 5

- Excavate North footway
- Install new SSE electric main and new supply connections to commercial properties
- Commence installing ducts
- Install kerbs for North footway and cycleway

#### West Section – Phase 1

- Plane off existing carriageway surfacing
- Install carrier drain and gullies
- Install ducting in South footway
- Install South kerbing
- Install new SSE electric main

#### West Section – Phase 2

- Remove South footway surfacing

#### West Section – Phase 3

- Install Kerbing

#### West Section – Phase 4

- Commence laying carriageway setts

### 3. Spend to date

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

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£23.79m</b>	<b>£9.75m</b>

### 4. Interdependencies

New Market footway occupation.

### 5. Progress Photographs



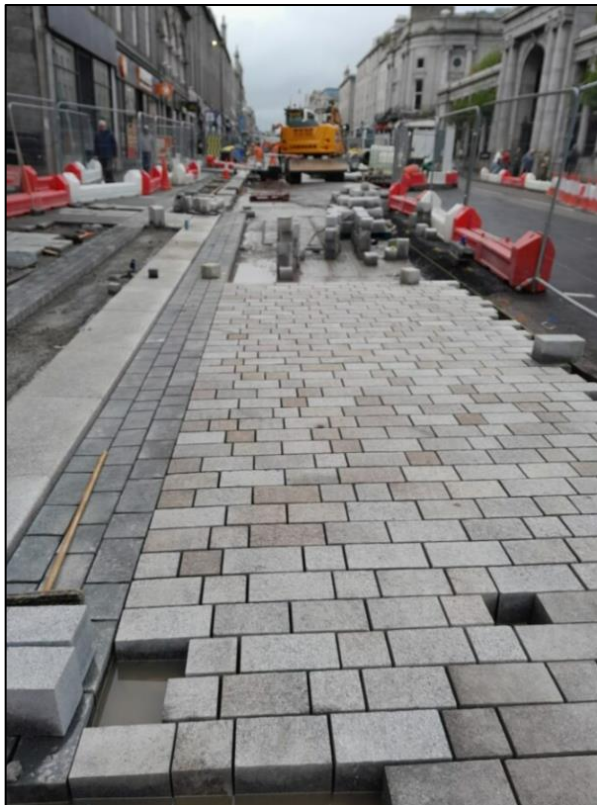
East Section - Traffic Switched to New Carriageway



East Section – South Footway



East Section – North Footway Excavation



Centre Section – Carriageway Setts



West Section - Excavation

## 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. Project Update since last report provided in March 2025.

- Design work to RIBA Stage 4 complete
- Engagement undertaken with key stakeholders (eg Disability Equity Partnership and cycle groups)
- Site investigations (underground services, ground conditions etc)
- Mercat Cross condition survey
- Authority Construction Requirements agreed

2. Planned progress in next reporting period

- Utilities advanced works to be agreed and costed
- Financial Close to be reached in Autumn 2025 with advanced works commencing thereafter after.
- Expected construction programme start on site first quarter 2026

3. Spend to the end of Q2 2025/26 is as follows.

Construction Budget	Spend to Date
£13.780m	£1.25m

4. Interdependencies

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



## 5. Progress Photographs



Castlegate new public realm looking east



Castlegate new public realm looking west



Castlegate new public realm seating area



## Bairns' Hoose Project Update

The vacant wing of the Links Hub has been transformed to provide accommodation for staff providing services to children, young people and their families for Aberdeen and the wider region. The facility 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 March 2025.

Practical completion was achieved in July with the facility operating from August.

2. Planned progress in next reporting period

Monitor operational phase.

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£2.22m</b>	<b>£1.70m</b>

4. Interdependencies

None.

5. Progress Photographs



Main Entrance



Interview room



Interview room

## **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 March 2025.

The new Nursery has been completed and handed over to the school.

Enabling works for the extension and internal refurbishment have commenced.

2. Planned progress in next reporting period

Complete the primary school main works tender exercise and complete the enabling works.

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£17.94m</b>	<b>£4.50m</b>

4. Interdependencies

None.

5. Progress Photographs





Main Entrance – Caledonian Place



Albury Road Elevation



Internal view of the playroom

## 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, other work to the building that will improve flexibility and better use of space across the whole site.

### 1. Update since last report provided in March 2025.

Enabling works packages have been competed and the main works procurement is underway.

The internal refurbishment works to form two new classrooms and upgrade some toilets were completed during the 2025 summer school holidays.

### 2. Planned progress in next reporting period

Award main works contract.

### 3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£7.5m</b>	<b>£1.76m</b>

### 4. Interdependencies

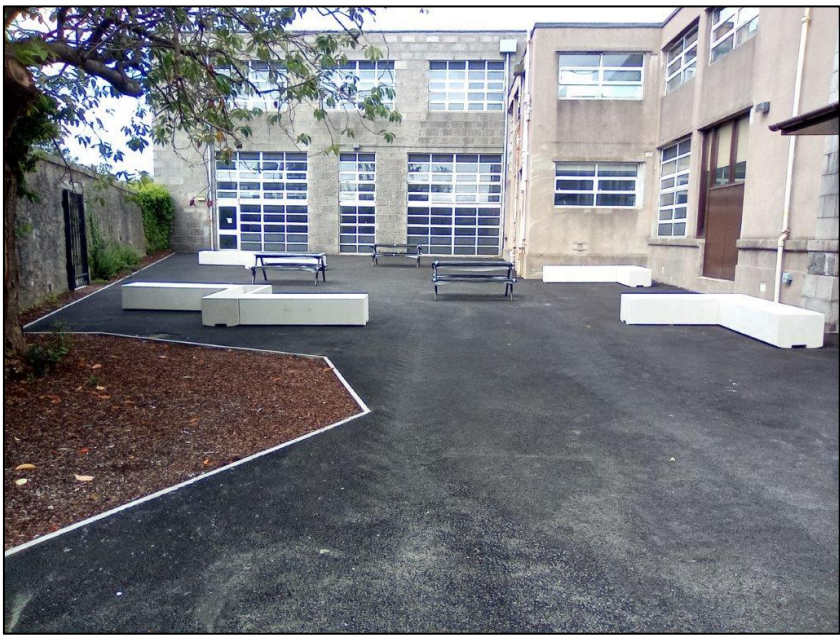
Relates to NHCP 916 - relocation of PE facilities to Harlaw Road Playing Fields determines requirements for PE facilities on the school site

### 5. Progress Photographs





New extension steel structure



New play ground and access of Albyn Lane



## 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 March 2025.

The works have been completed and handed over to the school

2. Planned progress in next reporting period

None

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

Gross Budget	Spend to Date
£2.07m	£1.74m

4. Interdependencies

None

5. Progress Photographs



New Multi Use Games Area



New external dining space with grab and go catering pod



New direct access from the school to the playing field with seating / viewing area

## 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 March 2025.

The demolition of the existing pavilion has been completed. The tender has been returned with an award planned for Autumn 2025.

2. Planned progress in next reporting period

Complete the tender analysis and commence works on site.

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

Gross Budget	Spend to Date
£3.28m	£0.18m

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





The site of the previous pavilion following its demolition in preparation for the new facility

## 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 March 2025.

We have reached legal closure with NYOP for the contract variation and the design team have been appointed.

2. Planned progress in next reporting period

Proceed with the design development.

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£21.24m</b>	<b>£0.09m</b>

4. Interdependencies

None

5. Progress Photographs

None.



## Bucksburn Swimming Pool – Recommissioning & Improvements

A principal contractor has taken possession of the site to deliver the recommissioning of the pool. The scope of works also includes fabric improvements along with significant plant improvements to reduce energy costs.

1. Update since last report provided in March 2025.

Construction works commenced in July with practical completion anticipated in Spring 2026.

2. Planned progress in next reporting period

Monitor construction works and continue to liaise with Sport Aberdeen and other stakeholders regarding the likely delay to practical completion.

3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

Gross Budget	Spend to Date
£2.70m	£0.46m

4. Interdependencies

None

5. Progress Photographs



Pool Hall

## Inchgarth Community Centre - Extension

The extension is intended 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 March 2025

Contractor appointed and works on site commenced in April 2025. Regeneration Capital Grant Funding approved.

### 2. Planned progress in next reporting period

Work on site will continue to progress.

### 3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

Gross Budget	Spend to Date
£4.1m	£1.23m

### 4. Interdependencies

None

### 5. Progress Photographs



Aerial view of ongoing works on site

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

The beach works are part of 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 is now complete. Broadhill offers outstanding viewpoints across the city and the North Sea. The existing path network has been upgraded and additional viewing platforms and seating areas added.

### **1. Update since last report**

The Broadhill works achieved practical completion on 14 July 2025 and thereafter have been open to the public. Works are progressing on programme to date with all other aspects of the project.

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

Snagging will be reviewed as required as part of the Broadhill post completion schedule.

Above ground works and below ground construction will continue throughout the events field and beach park areas.

Commencement of play equipment installation.

Works to make to new canopy structures alongside the new hub and gateway buildings wind and watertight will have concluded.

### **3. Spend to date**

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

<b>Gross Budget</b>	<b>Spend to Date</b>
<b>£71.34m</b>	<b>£32.68m</b>

### **4. Interdependencies**

None.

### **5. Progress Photographs**





*Photo 1 – Skate landscape, A1 Gateway roof and climbing rocks near complete with landscaping progressing*



*Photo 2 – Canopy roof and gutters complete*



*Photo 3- C1 Amphitheatre warm/cold roof details*



*Photo 4 – Events Field surfacing commenced*



*Photo 5 – B1 Hub ext wall base detailing*

## Hazlehead Academy Project Update

Replacement Hazlehead Academy to provide a new 1,600 pupil secondary school, to accommodate pupils from Hazlehead, Countesswells and Kingswells. The Council were successful in gaining Learning Estate Investment Programme (LEIP) 3 funding. Hub North Scotland through their North Schools Programme have been appointed to manage and deliver the project on behalf of the Council.

### 1. Update since last report provided in March 2025.

Design proposals were submitted to the Planning Authority in May following significant consultation. The design has progressed into technical and billing stages.

### 2. Planned progress in next reporting period

Commence advanced works including tree felling, site compound works and demolition of the swimming pool block and former janitors lodges. Also commencing subject to statutory approval will be the new energy centre and extension of the heat network for the school and surrounding area. The overall construction cost is expected to be confirmed during Winter 25/26.

### 3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

Gross Budget	Spend to Date
£124.46m	£3.70m

### 4. Interdependencies

None.

### 5. Progress Photographs



3D visual of main entrance





3D visual of pupil entrance



3D visual of outdoor dining/social space

## St Peters RC School Project Update

Proposed refurbishment and extension to Old Aberdeen House to accommodate 434 pupils. Hub North Scotland through their North Schools Programme have been appointed to manage and deliver the project on behalf of the Council.

### 1. Update since last report provided in March 2025.

Design development has continued to ensure the final design reflects the best option within the site constraints and user requirements.

### 2. Planned progress in next reporting period

Commence advanced works including asbestos removal. Subject to statutory approval fabric works will be carried out to Old Aberdeen House and the demolition of St Peters RC School. Undertake further stakeholder engagement in advance of seeking further statutory approvals.

### 3. Spend to date

Spend to the end of Q2 25/26 financial is as follows:

Gross Budget	Spend to Date
£26.63m	£0.32m

### 4. Interdependencies

None.

### 5. Progress Photographs



Proposed site plan