

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	24 th June 2015
LEAD OFFICER	Chief Executive
TITLE OF REPORT	Aberdeen City Centre Masterplan and Delivery Programme
REPORT NUMBER	OCE/15/021
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

The report brings before the Council the Aberdeen City Centre Masterplan and Delivery Programme (CCMDP) completed on behalf of the City Council by BDP and their consortium of multi-disciplinary consultants.

2. RECOMMENDATIONS

That the Council resolves:-

- i) to agree the Aberdeen City Centre Masterplan and Delivery Programme;

and if recommendation i) is approved,

- ii) to note the impact the City Centre Masterplan will have in informing all relevant policies, strategies and plans either for which the Council has a statutory responsibility or which the Council itself agrees and implements;
- iii) to agree that officers will undertake a review of the Council's financial strategies in relation to the capital plan, the Common Good and asset acquisition and disposal in light of the City Centre Masterplan and Delivery Programme and report to Committee with recommended changes as necessary;
- iv) to agree in principle the interventions set out in the City Centre Masterplan and Delivery Programme, noting that due diligence will be undertaken in relation to the financial, legal and all other implications on each project or programme of activity contained within the City Centre Masterplan that it falls to the Council to

deliver with the results of this due diligence being reported to Committee ahead of any decision being taken to proceed;

- v) to agree that the Chief Executive will report to Council at its meeting on 19th August 2015 on the establishment of an in-house officer team to facilitate the implementation of the Delivery Plan;
- vi) to agree that the Chief Executive will report to Council on 19th August 2015 on the governance arrangements for the establishment of an Aberdeen City Centre Masterplan Reference Group;
- vii) to agree that the Chief Executive will report to the Finance, Policy and Resources Committee on 15th September 2015 a proposed programme of enabling works and activities;
- viii) to agree that regular update reports on the Aberdeen City Centre Masterplan and Delivery Programme will be brought to Council; and
- ix) to agree that the Aberdeen City Centre Masterplan and Delivery Programme be shared with all relevant partner organisations.

3. FINANCIAL IMPLICATIONS

At its meeting on 18th December 2013 the Council agreed that up to £750,000 for the development of the CCMDP be allocated from the financing set aside for the City Centre Infrastructure Fund. BDP costed the nine month project for the development of the CCMDP at £572,070. A contribution of £190,690 towards the costs of the work has begun to be received in instalments from Scottish Enterprise. BDP and their consortium of multi-disciplinary consultants have completed their work within the budget allocated to them following the approval of their appointment at the Council's meeting on 25th June 2014.

Members will be aware that the Non-Housing Capital Programme includes a sum of £19,250,000 in 2016/2017 for City Centre Regeneration. A report will be brought to the Finance, Policy and Resources Committee of 15th September 2015 with a proposed programme of enabling works and activities to be undertaken in support of the CCMDP.

More generally, the adoption of the City Centre Masterplan will inform a review of the Council's financial strategies in relation to the capital plan, the Common Good and asset acquisition and disposal. Reports will be brought to Committee as required.

Any request to Committee to proceed with an individual project or activity derived from the CCMDP will be underpinned by financial due diligence having been undertaken on the proposal.

4. OTHER IMPLICATIONS

As with paragraph 3 above, any request to Committee to proceed with an individual project or activity derived from the CCMDP will be underpinned by legal due diligence having been undertaken on the proposal. In addition, all required statutory processes will be addressed.

Reports will be brought to Council in August 2015 in relation both to the establishment of an in-house officer team to facilitate the implementation of the Delivery Programme and to the governance arrangements necessary for the establishment of an Aberdeen City Masterplan and Delivery Programme Reference Group.

As required by legislation a Strategic Environmental Assessment screening report has been undertaken on the CCMDP.

5. BACKGROUND/MAIN ISSUES

At its meeting of 18th December 2013 the Council had before it a report by the Chief Executive following the first meeting of the City Centre Regeneration Board (OCE/13/042). Council agreed that up to £750,000 towards the costs of a proposed masterplan for the city centre be underwritten from the financing set aside for the City Centre Infrastructure Fund established in relation to the delivery of the Strategic Infrastructure Plan.

At its meeting of 25th June 2014 the Council considered a report by the Director of Enterprise, Planning and Infrastructure which outlined the procurement process undertaken in relation to selecting a company to prepare the CCMDP (EPI/14/168). The Council approved the award of the contract to the successful tenderer – BDP supported by a consortium of multi-disciplinary consultants.

The objectives of the Masterplan and Delivery Programme were detailed as being to:

- create a bold vision with respect to the continued development of Aberdeen as a vibrant, attractive, prosperous, sustainable and smart 21st century energy city of international repute; and
- produce an innovative, ambitious, and distinctive design proposal for the heart of Aberdeen that will act as a key transformational agent for the city, which integrates with the broader framework for the centre, embeds the principles of

sustainability and which has sufficient flexibility to provide long-term relevance.

The Aberdeen City Centre Masterplan and Delivery Programme has now been completed by BDP and team.

The CCMDP project has been worked through in four stages; inception and baseline; design development of options, draft masterplan and draft delivery programme; design refinement and final reports.

Throughout the project, the consultancy team held three rounds of consultation with stakeholders and the public; an initial discussion in September 2014 on people's priorities and aspirations; masterplan vision, objectives, projects and spatial strategy in November 2014 and the draft masterplan in March/April 2015. Taking into consideration the feedback received through the consultations, BDP have now prepared the final masterplan and delivery programme along with a number of supporting documents all of which are now presented to the Council.

As members will see from the documentation produced by BDP, the Masterplan is structured around a vision for the city centre; a purpose for the CCMDP; four themes; eight objectives and eight areas of intervention.

Vision: Aberdeen: a city centre for a global city

Purpose: Energising the city centre to deliver prosperity and better quality of life for all

Themes: More than Energy (economy)
Light of the North (environment)
Connected City (infrastructure)
City for People (community)

Objectives: changing perceptions
growing the city centre employment base
a metropolitan outlook
a living city for everyone
made in Aberdeen
revealing waterfronts
technology advanced and environmentally responsible
culturally distinctive

Intervention: Denburn Valley
Heart of the City
Queen's Square
Union Street West
Station Gateway
Castlegate/Castlehill
North Dee

South Dee

It is recommended that the Council agrees the Aberdeen City Centre Masterplan and Delivery Programme.

The CCMDP aligns with both the adopted Aberdeen City and Shire Strategic Development Plan and the proposed Aberdeen Local Development Plan and will influence other strategies, for example those relating to transport. In this regard, the Aberdeen City Centre Sustainable Urban Mobility Plan will be incorporated into the updating of the Local Transport Strategy. Members are asked to note that the CCMDP will inform all relevant policies, strategies and plans either for which the Council has a statutory responsibility or which the Council itself agrees and implements.

The implementation of the Masterplan and its Delivery Programme will require leadership and ownership within the Council. A report will be brought to the Council at its meeting on 19th August 2015 on the establishment of an in-house officer team to undertake this work.

To be truly successful, the CCMDP can not simply lie with the Council. The centrality of its ambition for Aberdeen should be recognised and supported by all relevant stakeholders and partners. A further report will be brought to the Council at its meeting on 19th August 2015 on the governance arrangements for the establishment of an Aberdeen City Centre Masterplan Reference Group.

It is envisaged that the proposed Group would play a key role both in continuing the open engagement and discussion which featured during the development of the CCMDP and in monitoring and reporting on its delivery.

The CCMDP sets out a long-term vision for the development of Aberdeen's city centre which will be delivered over a number of years. A programme of enabling works and activities will be devised and delivered over the coming 18 to 24 months as a tangible signal that the city centre is changing. A report will be brought to the Finance, Policy and Resources Committee on 15th September 2015 with a proposed programme.

6. IMPACT

Adopting the CCMDP will have a direct positive impact on the Council's delivery of the *Aberdeen – The Smarter City* policy statement and the City's Single Outcome Agreement.

The regeneration of the city centre is a key priority of the Strategic Infrastructure Plan and is a central plank of the City Region Deal bid to the UK and Scottish Governments.

An Equality and Human Rights Impact Assessment has been undertaken on the CCMDP.

7. MANAGEMENT OF RISK

The risks inherent in not addressing the regeneration of the city centre are set out in the Strategic Infrastructure Plan. In view of the fact that the regeneration of the city centre is widely supported, there is a reputational risk to the Council if no improvements are made.

Each individual project or activity proposed for the Council to undertake in relation to the CCMDP will be subject to risk assessment.

8. BACKGROUND PAPERS

- Executive Summary
- Masterplan Report
- Denburn Valley Design Workbook
- Appendix A: Stakeholder Consultation Report
- Appendix B: Aberdeen City Centre Sustainable Urban Mobility Plan (SUMP), consultative draft
- *Appendix C: Delivery Plan (exempt)*
- *Appendix D: Business Case (exempt)*
- Appendix E: Delivery Structures
- Appendix F: Baseline Summary
- Appendix G: Baseline Report - Culture, Tourism and Visitor Economy
- Appendix H: Baseline Report - Flood Risk and Drainage
- Appendix I: Baseline Report - Peer Cities Review
- Appendix J: Baseline Report - Property Market Review
- Appendix K: Baseline Report - Socio-economic Review
- Appendix L: Baseline Report - Townscape Review
- Appendix M: Baseline Report - Transport Review
- Strategic Environmental Assessment (SEA) Screening Report
- Equalities and Human Rights Impact Assessment

9. REPORT AUTHOR DETAILS

Angela Scott
Chief Executive
chiefexecutive@aberdeencity.gov.uk
01224 522500