

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Capital Programme
<b>DATE</b>	18 November 2020
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Provost Skene's House progress report
<b>REPORT NUMBER</b>	RES/20/207
<b>DIRECTOR</b>	Steven Whyte, Director of Resources
<b>CHIEF OFFICER</b>	John Wilson, Chief Officer, Capital
<b>REPORT AUTHOR</b>	Colin Doig, Senior Architect
<b>TERMS OF REFERENCE</b>	1.1

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### 1. PURPOSE OF REPORT

To update the Committee on the progress of works to refurbish Provost Skene's House following the last update report of 22 January 2020.

### 2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress achieved in the procurement of Provost Skene's House refurbishment and the various unforeseeable challenges which are being addressed,
- 2.2 Instruct the Chief Officer Capital to provide a further update on progress at the next Capital Programme Committee in March 2021.

### 3. BACKGROUND

- 3.1 Council approved the budget of £3.8 million on the upgrade/ refurbishment of Provost Skene's House which is inclusive of design and construction (including fit-out). The works include repairs to the building fabric to ensure it is wind and watertight, repair/replace roofs as necessary, carry out structural repairs, and install new mechanical and electrical systems for the proposed fit-out of the 'Hall for Heroes'.
- 3.2 Listed Building Consent was granted on 24<sup>th</sup> December 2018
- 3.3 Building Warrant was granted on 10<sup>th</sup> September 2018

### Current Status

- 3.4 Works commenced on the 22<sup>nd</sup> July 2019.
- 3.5 The main contractor is Aberdeen City Councils Building Services with specialist sub-contractors appointed as necessary.
- 3.6 Work was halted on 24<sup>th</sup> March 2020 for 15 weeks and re-commenced 22<sup>nd</sup> June 2020 due to the COVID-19 pandemic.
- 3.7 Due to the necessity for additional cleansing and social distancing caused by COVID-19 pandemic the site is currently running at reduced productivity.

**Programme Milestones**

- 3.8 Commencement of works on 22<sup>nd</sup> July 2019
- 3.9 Hard and soft strip/ downtakings completed.
- 3.10 Erection of scaffolding commenced 8<sup>th</sup> August 2019.
- 3.11 Structural works are complete.
- 3.12 Specialist masonry contractors are re-pointing the house with lime-based mortar and stone pinning's. This is nearing completion.
- 3.13 Known rot works are complete.
- 3.14 Turrets have been stripped and have been re-slatted with new lead gutters attached.
- 3.15 Lead roof is currently being replaced. This is nearing completion.
- 3.16 Internal works progressing.
- 3.17 The temporary roof is now fitted and shall allow works to the existing roof to commence whilst protecting the existing fabric from the weather.
- 3.18 Internal fit-out is expected to commence in Spring 2021 with an opening date in Summer 2021.
- 3.19 Existing slate roof to Flourmill Lane stripped and repairs commenced.

**4. FINANCIAL IMPLICATIONS**

- 4.1 There are no direct financial implications arising from the recommendations of this report.

<b>Budget</b>	<b>Spend to date</b>
<b>£3.8m</b>	<b>£2.05m</b>

## 5. LEGAL IMPLICATIONS

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

## 6. MANAGEMENT OF RISK

- 6.1 Financial risks, project overspend: additional unforeseen issues.
- 6.2 Legal risk, statutory requirement to maintain grade A listed building. Carry out works as necessary.
- 6.3 Fire in historic building: reduce temperature slowly in order to negate the requirement for temporary heaters during the construction phase, reduces the risk of fire. Adequate fire precautions and fire plan put in place during the construction period, along with hot works permits being in place.
- 6.4 Programme over-run: There have been a number of factors impacting on the construction works, such as;
1. Additional rot works (An original floor which was infested was discovered beneath a newer floor)
  2. Additional pointing generally (Large pockets of mortar have been discovered in the walls)
  3. The condition of the East gable is in a poor condition compared to other elevations.
  4. Additional stonework to the chimney's is required.
  5. Additional rot works have been recently discovered on the existing roof to Flourmill Lane, this requires specialist treatment due to the proximity of the painted ceiling.
- 6.5 The COVID-19 pandemic is having an impact on the progress of the works. The cost/delay impact is currently being quantified by the contract parties.

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
<b>Strategic Risk</b>	Credibility of delivery within the city centre setting, disruption to Marischal Square development and any impact on supplier contractors for fit out.	L	Extensive procurement work undertaken to select proven and financially stable contractor.  Discussions and agreements with CBRE on access/egress, site area.
<b>Compliance</b>	Health and Safety breaches during construction	L	Strong contractual obligations to use best Health and Safety practice.

			Follow Government guidelines in dealing with the COVID-19 pandemic
<b>Operational</b>	Delay in Construction Programme	M	Consequences of delay managed through contract conditions. Effective communication between contract to manage consequences should they arise
<b>Financial</b>	Project costs increase as a result of Contractor Claims	M	Contract conditions define claims management processes
<b>Reputational</b>	Overrun of project, disruption to stake holders	M	Manage communications effectively with reasons.
<b>Environment / Climate</b>	Noise/dust during the construction phase	L	Keep use of power tools to a minimum/use suitable dust suppression systems as necessary

## 7. OUTCOMES

<b><u>COUNCIL DELIVERY PLAN</u></b>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>	We will increase city centre footfall through delivery of the City Centre Masterplan, Complete the refurbished Provost Skene's House
<b>Aberdeen City Local Outcome Improvement Plan</b>	
Prosperous Economy Stretch Outcomes	<p>The proposals within this report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026.</p> <p>Greater than 90% employed on the project will be paid the Living Wage as a minimum.</p> <p>The refurbishment of Provost Skene's House shall provide another City Centre visitor attraction which shall increase footfall of the City Centre thereby supporting the local economy.</p>
Prosperous People Stretch Outcomes	<p>2.1 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.</p> <p>The Council is committed to improving the key life outcomes of all people in Aberdeen City. The re-opening of Provost Skene's House shall provide</p>

	Aberdeen with another important, historical and educational facility.
Prosperous Place Stretch Outcomes	The Council is committed to ensuring Aberdeen is a welcoming place to invest, live and visit. The re-opening of Provost Skene's House contributes to this objective.
<b>Regional and City Strategies</b>	The delivery of the refurbished Provost Skene's house aligns with the City Centre Masterplan and delivery programme by creating a cleaner, greener, better-connected, more vibrant and dynamic city centre, one that conserves heritage while embracing the new.
<b>UK and Scottish Legislative and Policy Programmes</b>	Compliance with all current construction legislation and policy related to the construction industry.

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	An Equality and Human Rights Impact Assessment (EHRIA) screening has been carried out and an EHRIA is not required.
<b>Data Protection Impact Assessment</b>	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.
<b>Duty of Due Regard / Fairer Scotland Duty</b>	The refurbishment of Provost Skene's House shall increase the viability of Aberdeen as a vibrant, prosperous place to live, work, visit and invest.

## 9. BACKGROUND PAPERS

9.1 Council 20 September 2016: Finance, policy and resource committee: report ECS/16/058.

## 10. APPENDICES (if applicable)

None.

## 11. REPORT AUTHOR CONTACT DETAILS

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